



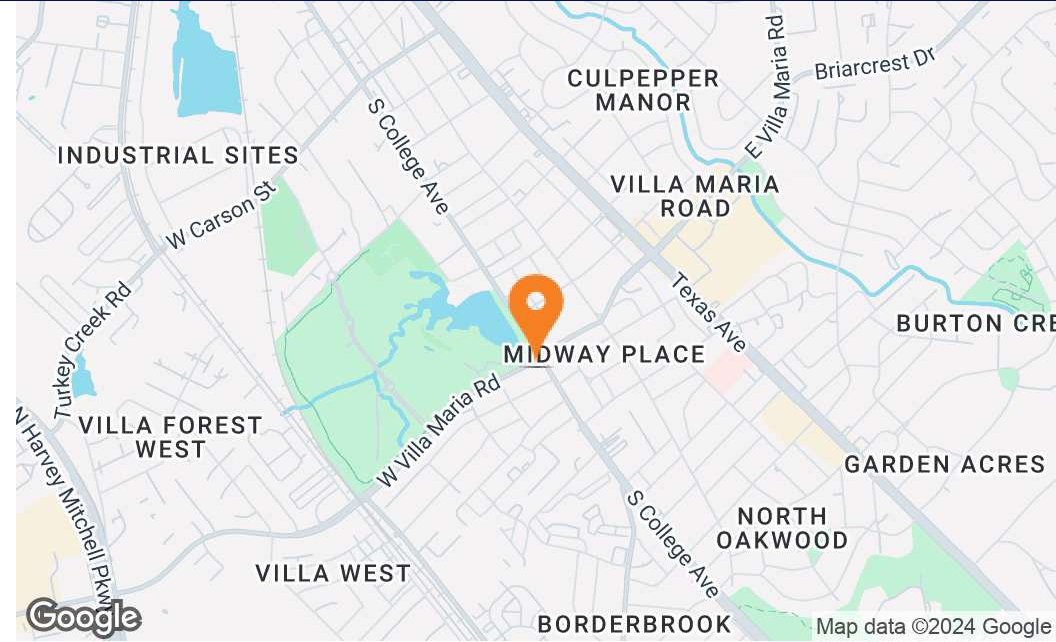
RIVERSTONE
COMMERCIAL REAL ESTATE

101 WEST VILLA MARIA ROAD

BRYAN, TX 77801

ZACH HORN 832.794.0767 | JIM JONES 979.431.4400

www.riverstoneecos.com | 1095 Evergreen Circle, Suite 218, The Woodlands, TX 77380



PROPERTY HIGHLIGHTS

- Centrally Located at the Intersection of West Villa Maria Rd & South College Ave on the Midtown Corridor
- Closest Major Intersection to Bryan Midtown Park Development
- 2,511 SF Building on Property
- All Utilities on Site
- ±208 ft Frontage on W Villa Maria Road
- ±100 ft Frontage on S College Avenue
- 29,126 VPD on W Villa Maria
- Additional .66 Acres Available

OFFERING SUMMARY

Sale Price:	\$42.00 / SF
Lot Size:	0.542 Acres
Zoning:	Midtown Corridor (MT-C)



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ZACH HORN
Advisor

JIM JONES
Managing Partner

832.794.0767 | zach.horn@riverstoneecos.com

979.431.4400 | jim@riverstoneecos.com



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.4

Median Age



62,589

Households

\$36,568

Median Disposable Income



165,885

2023 Total Population

EDUCATION

12%

No High School Diploma



24%

High School Graduate



23%

Some College



41%

College Graduate

INCOME



\$65,226

Average Household Income



\$24,936

Per Capita Income



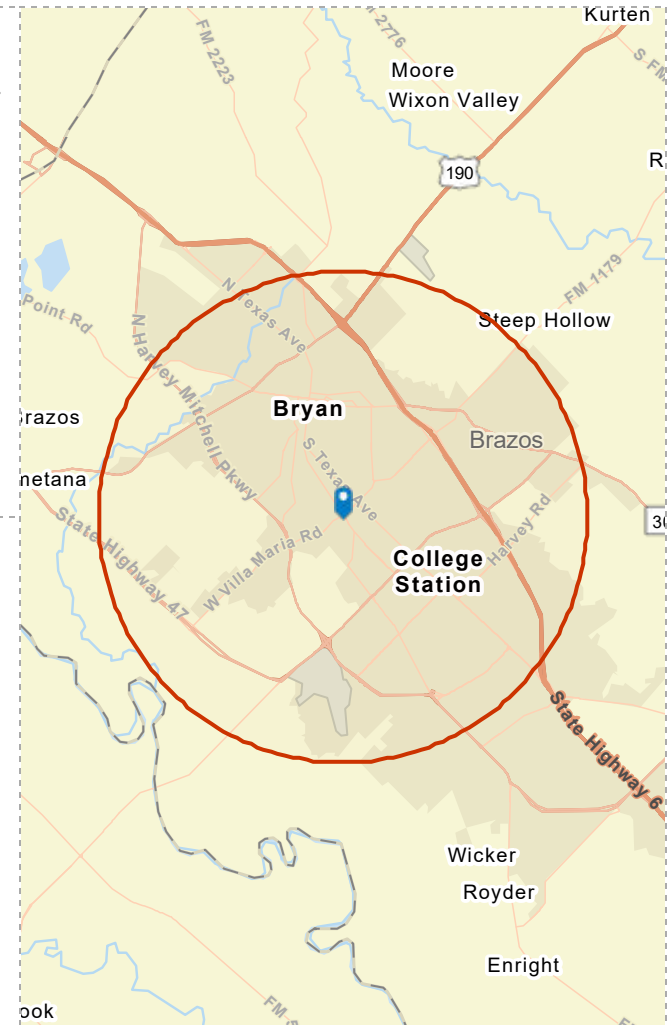
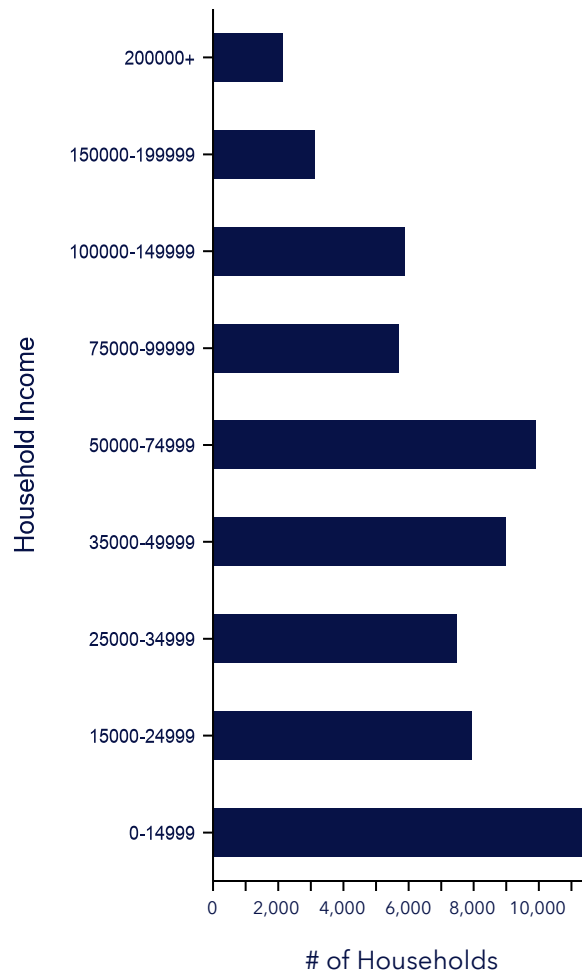
\$323,427

Average Net Worth



\$286,369

Average Home Value



EMPLOYMENT



White Collar

63%



Blue Collar

20%



Services

17%

4.6%
Unemployment Rate

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Riverstone Companies, LLC	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Zachary Horn	799972	Zach.Horn@riverstonecos.com	(832) 794-0767
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date