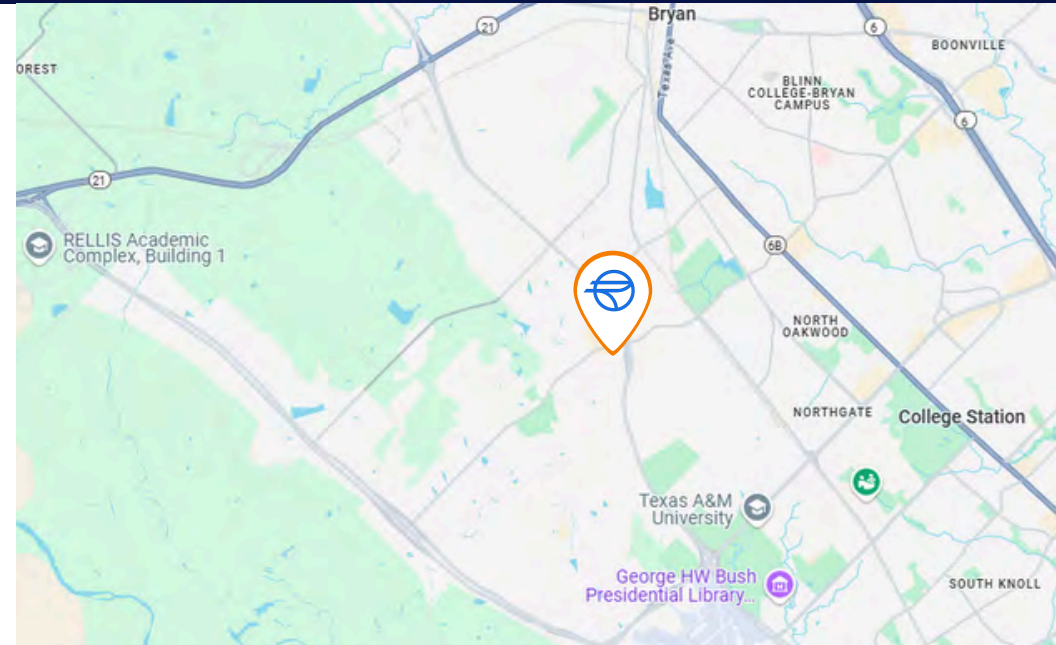




RIVERSTONE
COMMERCIAL REAL ESTATE

437 N Harvey Mitchell Pkwy
Bryan, TX 77803

Rudder's Landing Retail



OFFERING SUMMARY

Sale Price:	\$18.00 / SF
Lot Size:	± 3.12 Acres
Utilities:	City Water & Sewer Available
Zoning:	C-2 Retail

PROPERTY HIGHLIGHTS

- 10 Minutes to Downtown Bryan
- 10 Minutes to RELLIS Campus
- 1.5 Miles to Bryan Midtown Park
- Across from Rudder's Landing Retail
- Close Proximity to Traditions Club and Community

Bryan Midtown Park



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This aerial map displays the Rudder's Landing Retail area in Bryan, Texas. The map is centered on a major intersection, likely N Highway 177 and W Highway 177, with several other roads visible including Leonard Rd, Turkey Creek Rd, Verde Dr, W Villa Maria Rd, Fairway Dr, E College Ave, Delwood Dr, Watson Dr, Lakeside Dr, Mob Dr, Wellborn Rd, Finfeather Rd, Navidad St, Forestwood Dr, Leon St, Yegua St, Agronomy Rd, and Shirewood Dr. The map features several callouts and labels:

- 10 Minutes to Downtown Bryan**: A blue callout box in the top right corner.
- 1.5 Miles to Bryan Midtown Park**: A dark blue callout box in the top right corner.
- 10 Minutes to RELLIS Campus**: A blue callout box in the top left corner.
- Rudder's Landing Retail**: A dark blue callout box in the center-left area.
- 26,784 VPD**: An orange callout box in the center area.
- 30,147 VPD**: An orange callout box in the center-right area.
- Branch Elementary**: A dark blue callout box in the bottom left corner.
- Bryan FD**: A dark blue callout box in the bottom left corner.
- 2.5 Miles to Texas A&M**: A blue callout box in the bottom center area.

The map also shows various businesses and landmarks, including Walmart, Subway, Exxon, Chick-fil-A, McDonald's, Shell, TRU-FIT, Dutch Bros, and a large green field with a colorful structure. The map is overlaid with a grid of streets and a network of roads.



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.5

Median Age



54,299

Households

\$39,489

Median Disposable
Income



149,740

2023 Total Population

EDUCATION

12%

No High
School
Diploma



26%
High School
Graduate



24%

Some
College



38%
College
Graduate

INCOME



\$69,390

Average Household
Income



\$25,731

Per Capita Income



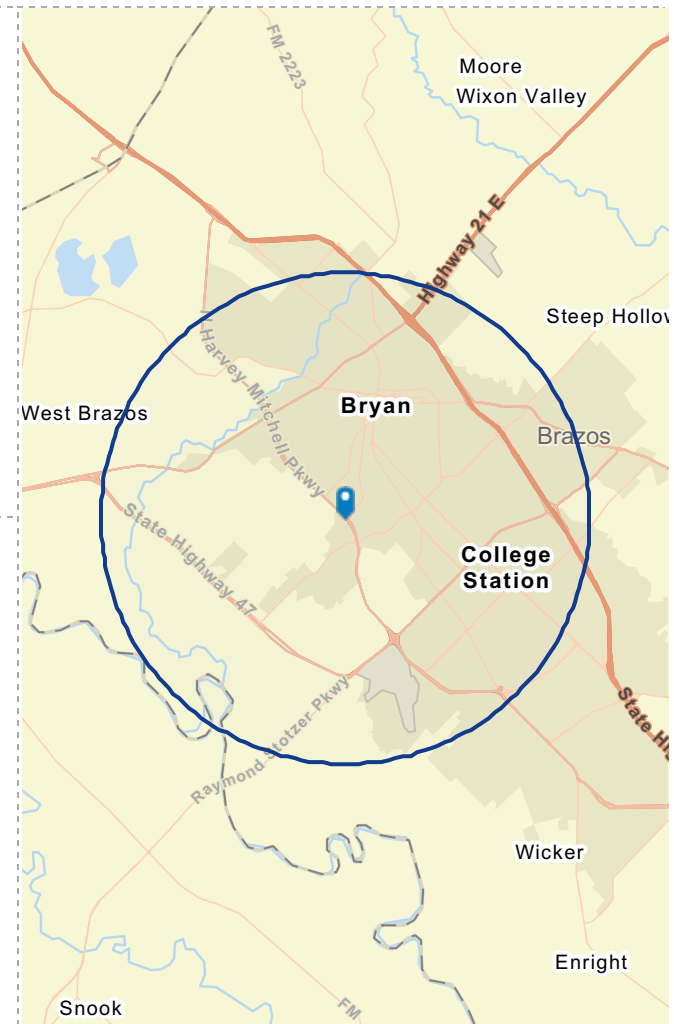
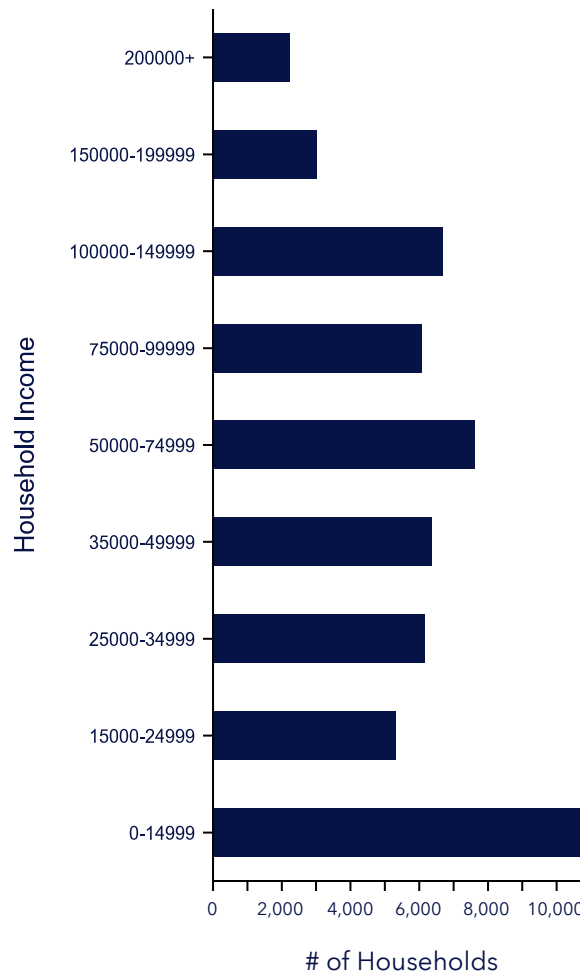
\$409,131

Average Net Worth



\$291,315

Average Home Value



EMPLOYMENT



White Collar

62%



Blue Collar

22%



Services

17%

Unemployment
Rate

4.8%

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

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Chris Lermann

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date