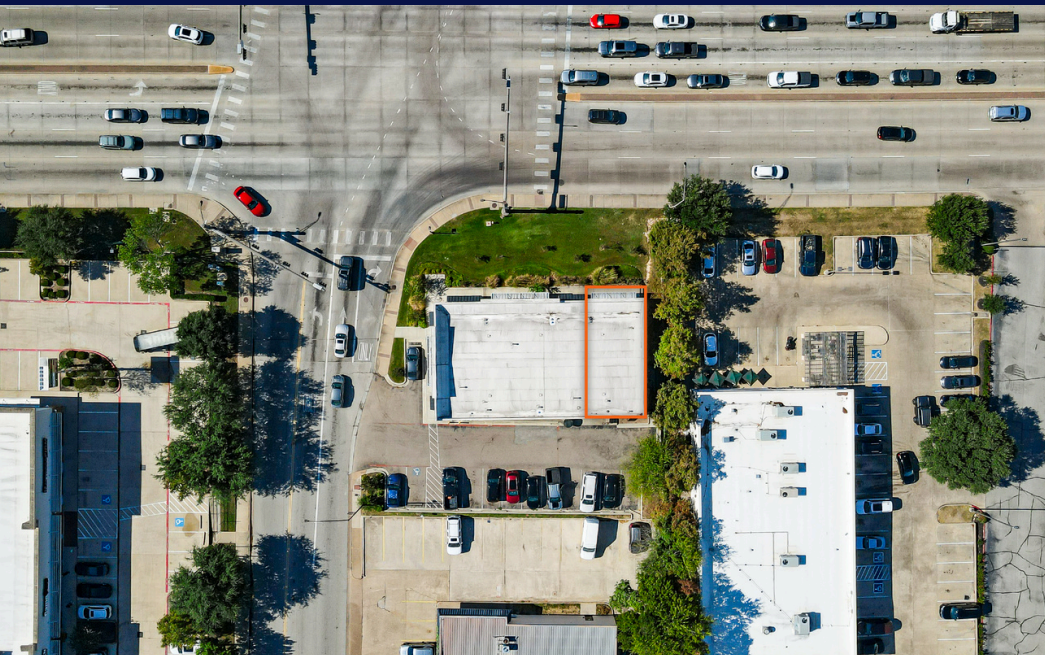




RIVERSTONE
COMMERCIAL REAL ESTATE

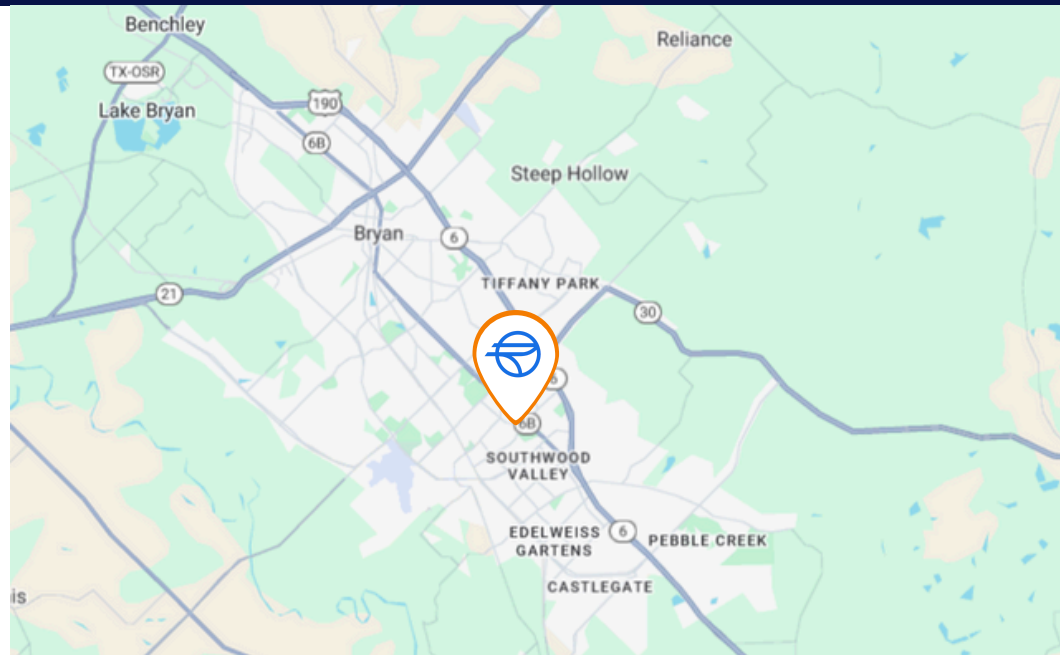
1931 Texas Ave S
College Station, TX 77840

1931 TEXAS AVE S



PROPERTY HIGHLIGHTS

- Versatile retail/office space with excellent visibility along major thoroughfare
- Hard corner located at the intersection of Holleman Drive and Texas Avenue
- Conveniently located less than 2 blocks from Texas A&M University with a 2024 Fall enrollment of over 79,000 students
- Surrounded by national retailers and in close proximity to high traffic hotels, dining, and multiple student housing developments
 - Neighboring retailers include Hobby Lobby, HEB, Ross, Petco, Target, and Old Navy
- Less than 2 blocks from Texas A&M University
- Approx. ±1.5 miles from Highway 6 with direct access via Holleman Drive



BUILDING & SITE SUMMARY

Lease Rate:	Call for Lease Rate
SF Available:	±1,225 SF
Access:	Holleman Drive
Zoning:	General Commercial
Frontage:	130 Ft on Holleman Drive 100 Ft on Texas Avenue
Texas Avenue Traffic Counts:	±51,135 VPD



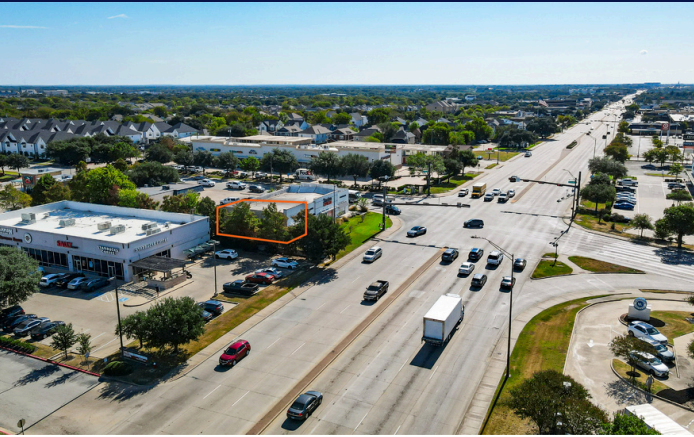
RIVERSTONE
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1931 TEXAS AVE S



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.9

Median Age



67,422

Households

\$43,371

Median Disposable Income



172,522

2023 Total Population

EDUCATION

7%

No High School Diploma



20%

High School Graduate



24%

Some College



49%

College Graduate

INCOME



\$77,753

Average Household Income



\$30,606

Per Capita Income



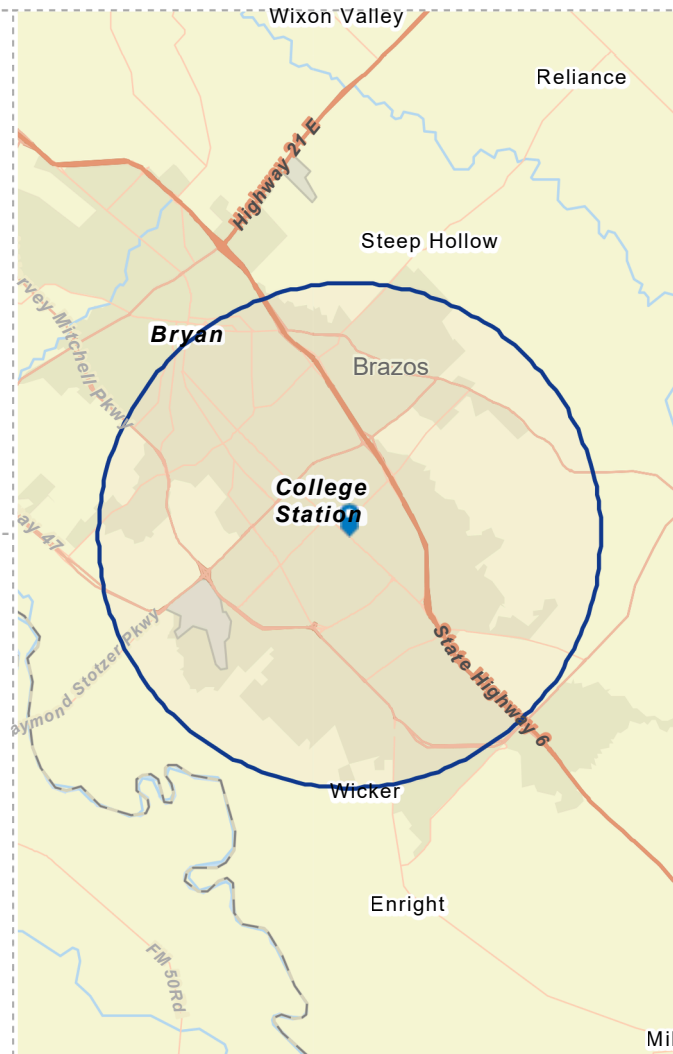
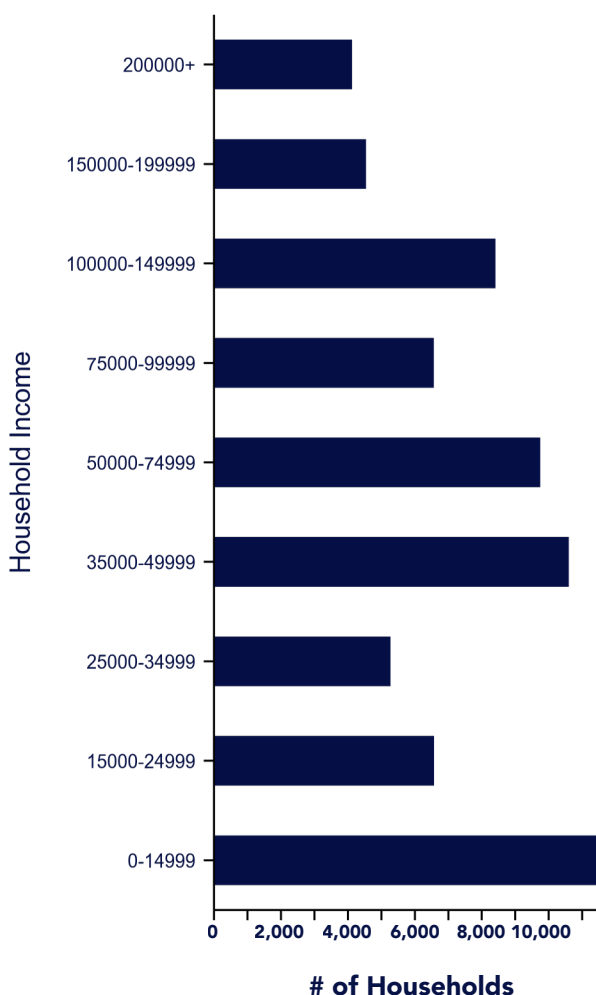
\$542,437

Average Net Worth



\$360,750

Average Home Value



EMPLOYMENT



White Collar

70%



Blue Collar

16%



Services

14%

Unemployment Rate

3.4%

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Kevin Carnes

Sales Agent/Associate's Name

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License No.

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Phone

Phone

(979) 450-6610

Phone

Buyer/Tenant/Seller/Landlord Initials

Date