



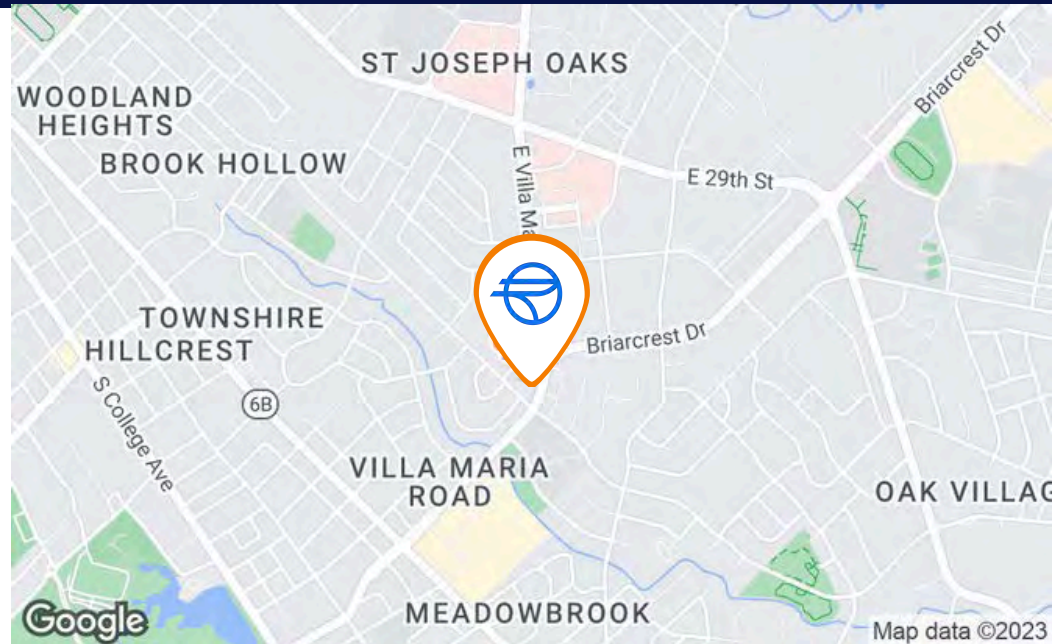
RIVERSTONE
COMMERCIAL REAL ESTATE

1122 E VILLA MARIA RD
Bryan, TX 77802

ZACH HORN 832.794.0767 | KEVIN CARNES 979.450.6610

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

1122 E VILLA MARIA RD



PROPERTY HIGHLIGHTS

- City Water & Sewer Available
- ± 212' of Frontage on E Villa Maria
- 2.4 Miles to Texas A&M and 1.2 Miles to Blinn College
- Less than 1 mile from Bryan Midtown Park
- Quick access to major thoroughfares: Texas Ave, and Hwy 6
- Close proximity to HEB Anchored Tejas Center, Bryan High, and Ross Elementary

OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	0.6722 Acres
Zoning:	C-2
E Villa Maria Traffic Counts:	35,000 VPD



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KEVIN CARNES

Advisor

979.450.6610

kevin.carnes@riverstoneecos.com

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Advisor

832.794.0767

zach.horn@riverstoneecos.com

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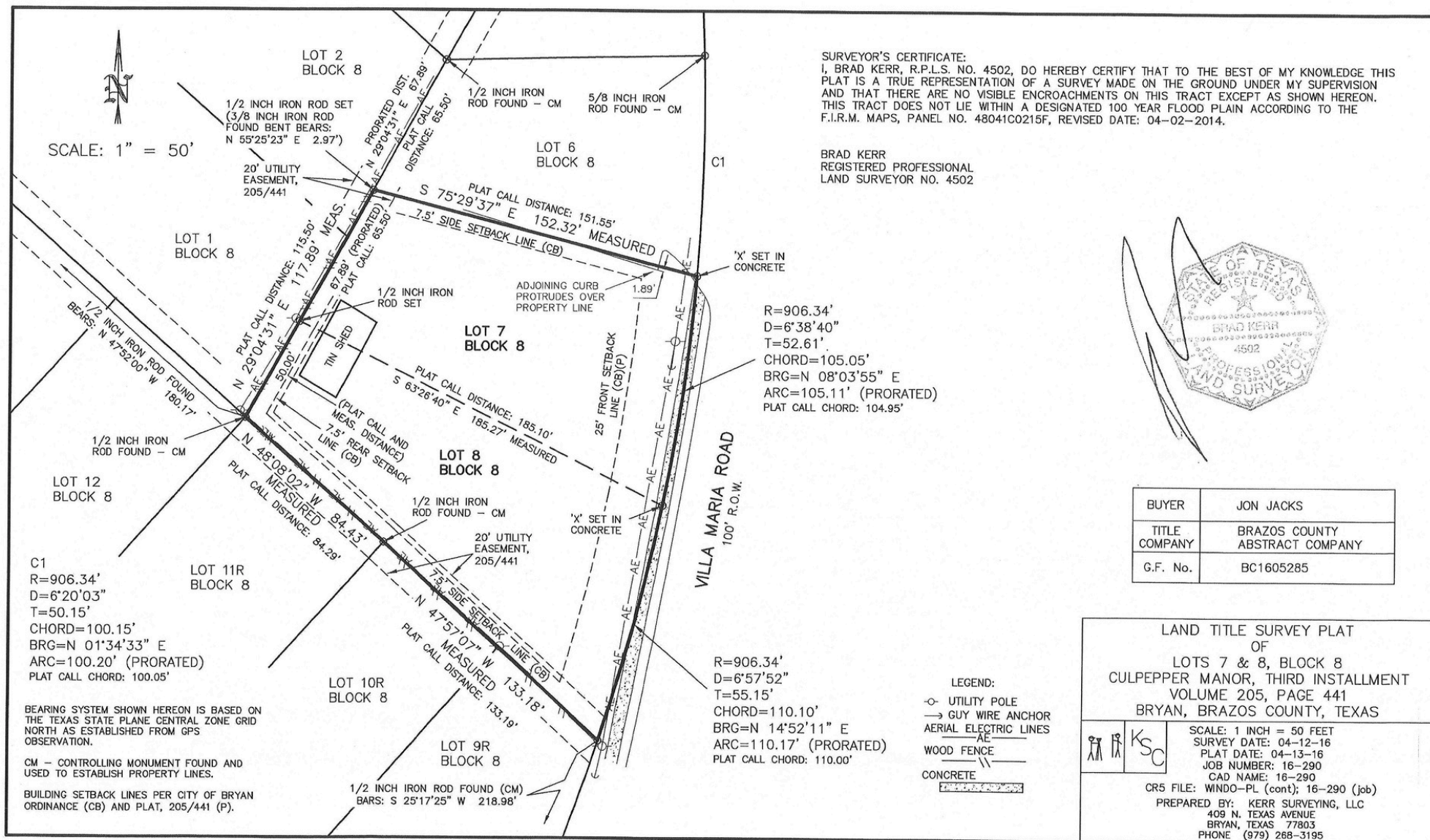
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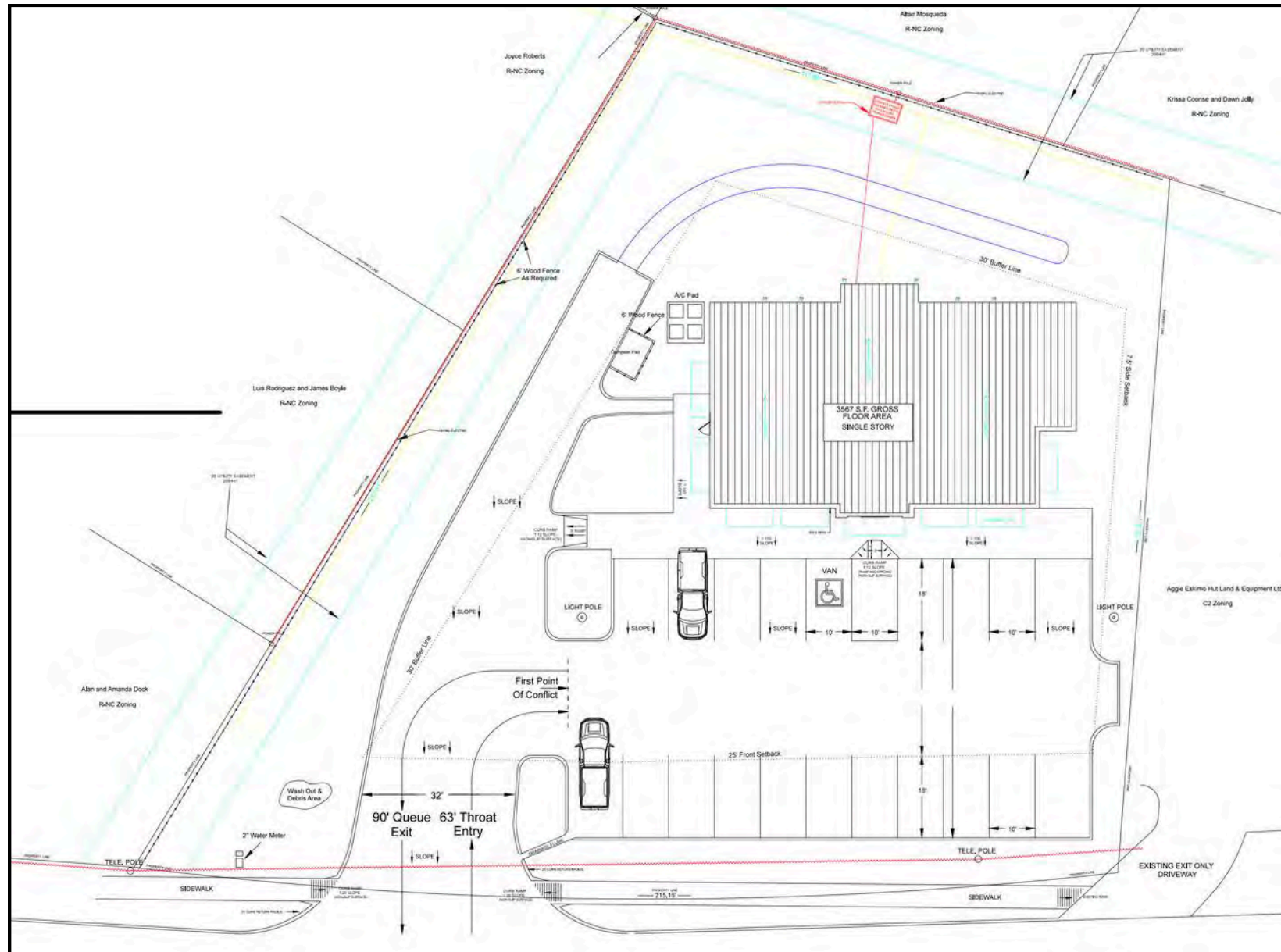
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Downtown Bryan

Freedom Center

Walmart * LOWE'S WELLS FARGO SONIC

Chick-fil-A PANDA EXPRESS Cane's GameStop

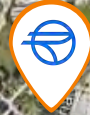
6
TEXAS

48,450 VPD

BUDDY'S
HOME FURNISHINGS

KING
OF PASTA

cicis
pizza



Tejas Center

H-E-B CARTER'S BURGER GOLDEN ARCADE SALLY'S MCDONALD'S

Great Clips five BELOW

DOLLAR TREE GNC LIVE WELL cricket wireless WHATABURGER

Marshalls SUBWAY Starbucks

BRYAN, TEXAS
LEGENDS
EVENT CENTER

Travis Bryan
Midtown Park

TOPGOLF

27,182 VPD

21,754 VPD

University Drive

EMBASSY SUITES by Hilton Fuego TORTILLA DOLLS DUTCHBROS Caffe BURGER MOTO

O'Reilly AUTO PARTS JIMMY JOHN'S SANDWICHES CRUNCH



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.8

Median Age



63,599

Households

\$41,998

Median Disposable
Income



168,827

2023 Total Population

EDUCATION

11%

No High
School
Diploma



24%
High School
Graduate



24%
Some
College



41%
College
Graduate

INCOME



\$73,009

Average Household
Income



\$27,846

Per Capita Income



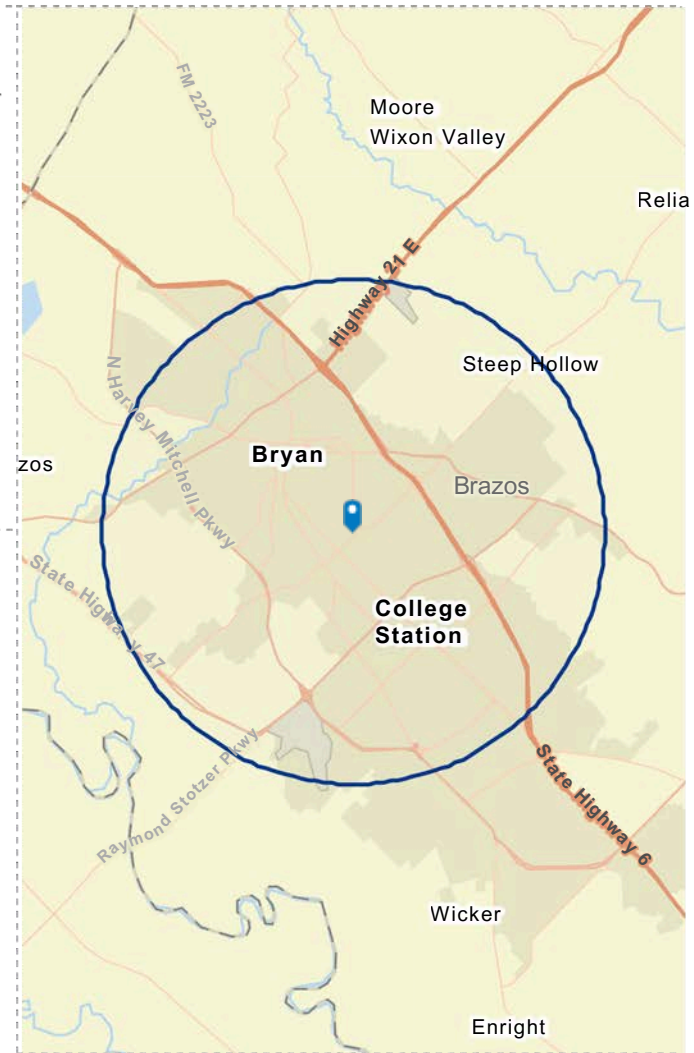
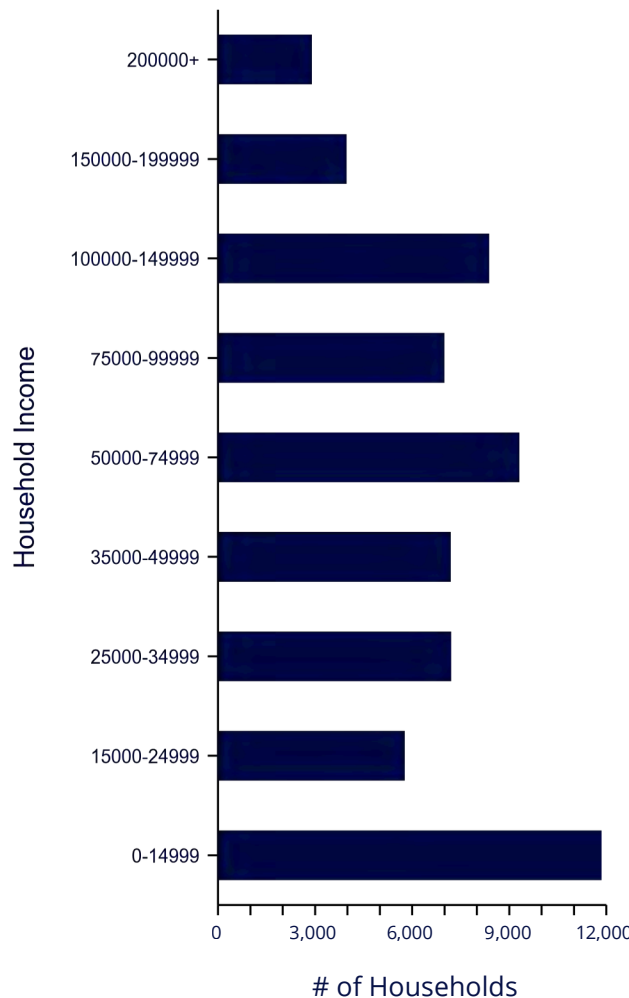
\$445,239

Average Net Worth



\$306,080

Average Home Value



EMPLOYMENT



64%

White Collar



20%

Blue Collar



16%

Services

4.3%

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

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Zachary Horn

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

799972

License No.

info@riverstonecos.com

Email

jim@riverstonecos.com

Email

Email

Zach.Horn@riverstonecos.com

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

(832) 794-0767

Phone

Buyer/Tenant/Seller/Landlord Initials

Date