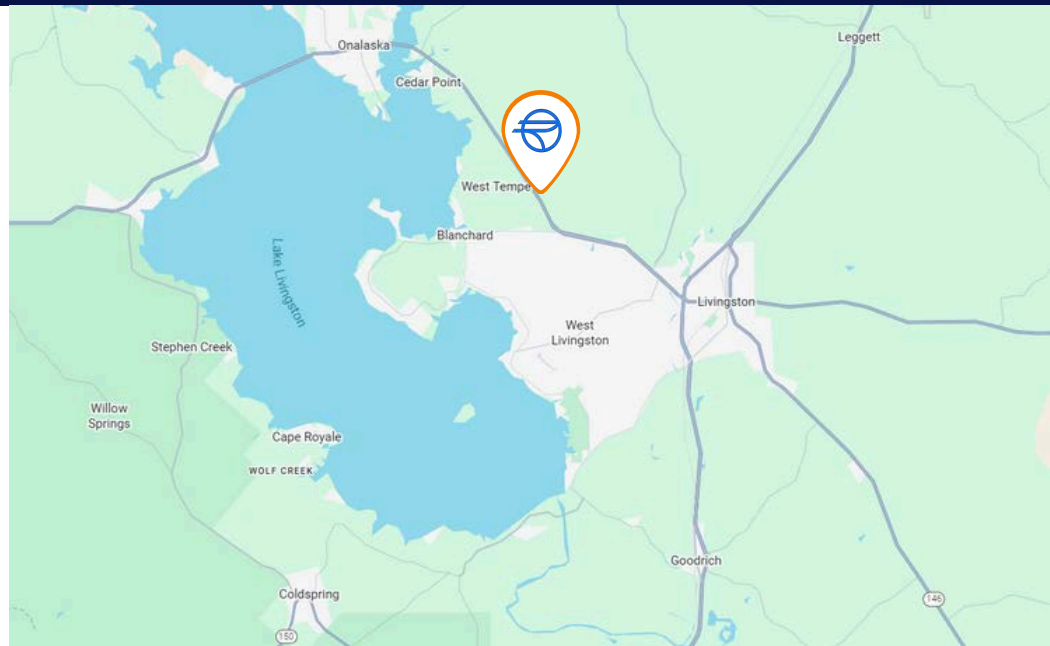




RIVERSTONE
COMMERCIAL REAL ESTATE

TRIPLE J LANES
6900 US-190
Livingston, TX 77351



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	20,800 SF
Lot Size:	5 Acres
US 190 Frontage:	±415 Feet
US 190 Traffic Counts:	20,156 VPD

PROPERTY HIGHLIGHTS

- Fully Operational Bowling Alley
- Business and Real Estate Included in Sale
- Fully-Sanctioned Leagues
- 16 Lanes (Synthetic), Brunswick Converted A2's Pinn Setters, and Qubica Scoring System
- Full-Service Bar & Kitchen, Vending/Arcade Machines, (3) Pool Tables, Party Rooms
- Affiliated with BPAA (Bowling Proprietors Association of America)
- Ample Parking



RIVERSTONE
COMMERCIAL REAL ESTATE

ZACH HORN
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JARRED TAYLOR
Managing Director - Partner
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TRIPLE J LANES | 6900 US-190



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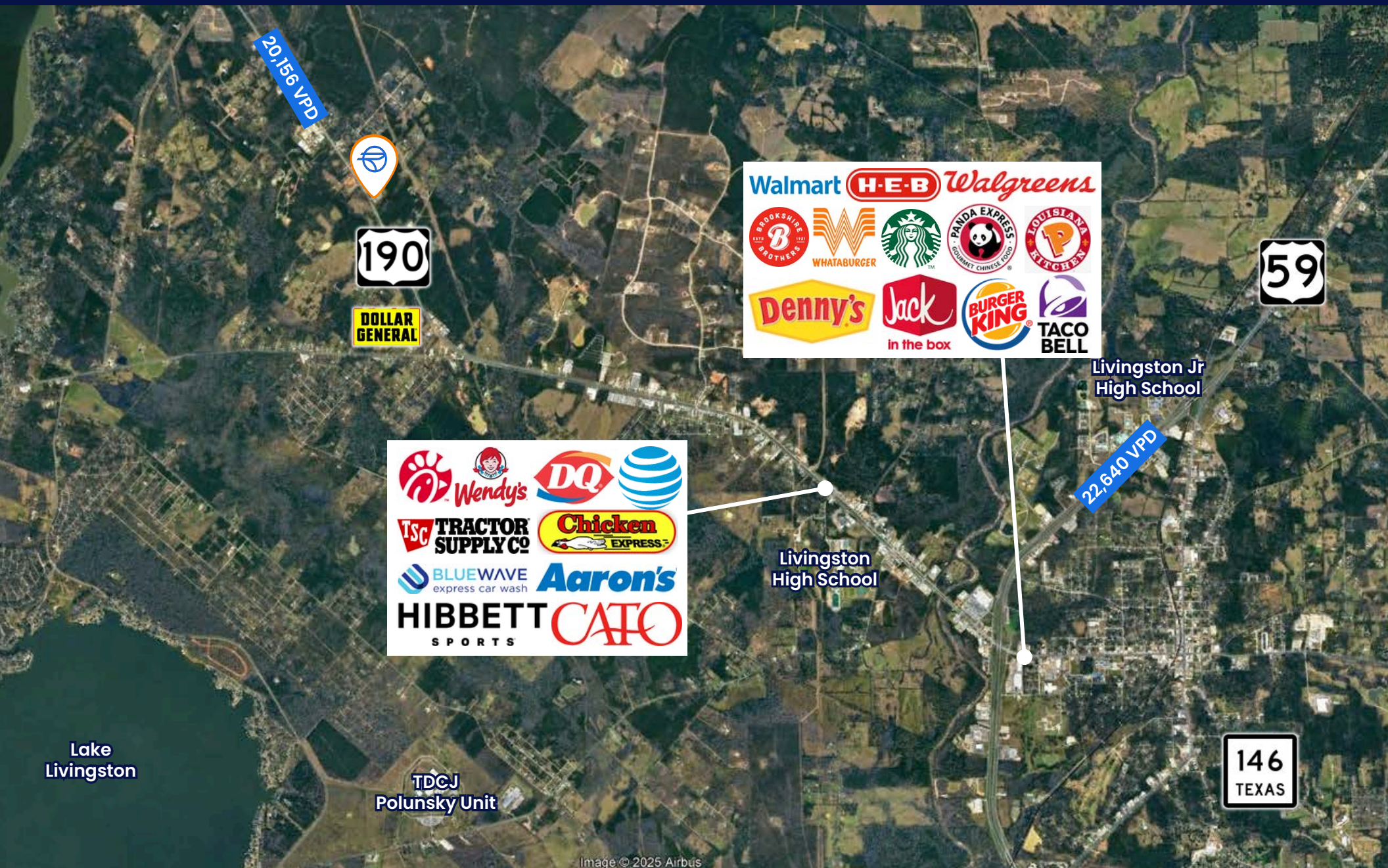
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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

46.4

Median Age

4,547

Households

\$51,828

Median Disposable
Income

14,563

2023 Total Population

EDUCATION

19%

No High
School
Diploma



41%
High School
Graduate



26%
Some
College



13%
College
Graduate

INCOME



\$82,157

Average Household
Income



\$25,642

Per Capita Income



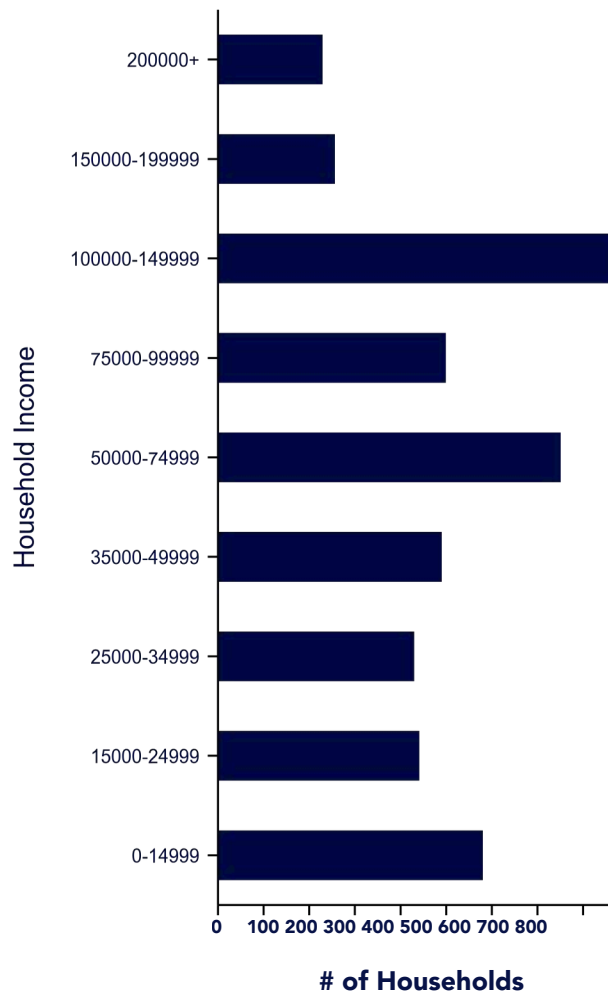
\$996,667

Average Net Worth



\$289,352

Average Home Value



EMPLOYMENT



47%

White Collar



36%

Blue Collar



Services

17%

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.

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

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545598

License No.

License No.

799972

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date