

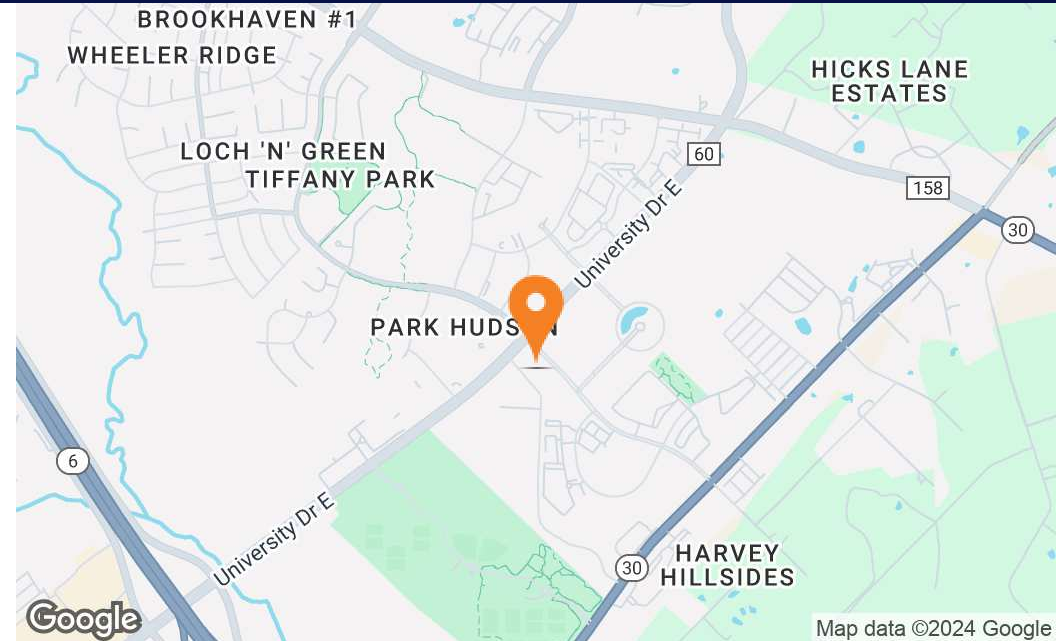


**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**PRE-LEASE | 3,500 SF RETAIL SPACE**

398 UNIVERSITY DRIVE EAST | COLLEGE STATION, TX 77845





### PROPERTY DESCRIPTION

Introducing a prime commercial prelease opportunity that offers a 3,500 sq. ft. retail space at the corner of Copperfield and University Drive. This convenience store location offers a drive-thru, direct access to Highway 6, and is in close proximity to Texas A&M University. Don't miss your opportunity to secure a lease in one of Bryan-College Station's fastest growing corridors.

### PROPERTY HIGHLIGHTS

- Close Proximity to Texas A&M University; Fall '22 enrollment of 74,869 students
- Drive-Thru Access Available
- Direct Access to Major Thoroughfare Hwy 6

### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	1,000 - 3,500 SF
Building Size:	9,000 SF
Year Built:	2024



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Texas A&M University

HWY 6 – 64,775 VPD

Veterans Park and  
Athletic Complex

University Services  
Building (USB)

Crescent  
Pointe Apts

Kelsey-Seybold Clinic  
Contact Center

UNIVERSITY DR EAST  
35,709 VPD

COPPERFIELD PARKWAY – 6,174 VPD



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# The Bryan-College Station Advantage



## TEXAS A&M UNIVERSITY

Texas A&M University is the second largest university of the United States and one of the flagship universities in the state of Texas. Located in between College Station and Bryan, the main campus is home to more than 69,000 students and offers 133 undergraduate career paths. As a central force within College Station, Texas A&M University is a tier 1 research university boasting nationally ranked programs in engineering, agriculture, chemistry, architecture and business. Texas A&M University is a tradition rich campus dating back to 1876 and famous for its Aggie Network, composed of more than 500,000 former students.

Source: <https://www.tamu.edu/>

## RELLIS CAMPUS

Home to several Texas A&M System state agencies, and over one million square feet of laboratory and office space, RELLIS offers a unique research and development experience. RELLIS is research-driven with active projects in soil erosion, automotive technology, computational mechanics, and alternative energy. The RELLIS Vision is to facilitate interactions between a variety of industries and academia resulting in truly extraordinary relationships.

Source: <https://rellis.tamus.edu/>

## BLINN COLLEGE

Established in 1883, Blinn College offers certificates and two-year degrees in more than 50 academic and technical areas of concentration. With over 19,000 students Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campus in the state of Texas and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

Source: <http://www.blinn.edu/>

## TEXAS A&M TRANSPORTATION INSTITUTE

Texas A&M Transportation Institute (TTI) has over 70 years of experience tackling complex transportation challenges and opportunities. With its headquarters in Bryan-College Station, they have a presence in 38 Texas counties and international offices in Qatar and Mexico. Having 700 plus annual projects and over 400 research professionals, the TTI is tackling and innovating the future of transportation.

## TEXAS A&M HEALTH SCIENCE CENTER

As the home of Health Science for Texas A&M University, this medical park houses the next generation of students who will lead the field of medicine. Consisting of three buildings, the A&M Health Science Center is home to students studying nursing, dentistry, pharmacy, public health, and medicine. As a beacon for the future of the health industry, the Texas A&M Health Science Center honors the past and shapes the future.



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## Century Square

Century Square is an exciting mixed-use destination adjacent to Texas A&M University. Redefining the Brazos Valley, the 60-acre development creates a dynamic community center where people congregate from across the region to experience a walkable, urban destination.

The project features premier retail and restaurant entertainment venues, 60,000 SF of Class-A office, two full-service hotels: The George and Cavalry Court, luxury apartment homes: 100 Park, and an active central gathering place.



## Veterans Park & Athletic Complex

Athletes, coaches, and spectators have long considered College Station's Veterans Park & Athletic Complex to be a premier venue for local, regional and national tournaments. The complex features 13 multi-purpose fields (4 synthetic) and five natural grass softball fields. Amenities include lights on all fields, batting cages, playgrounds, wi-fi connectivity, pavilion, and more. Tucked away in the park is a 12-acre site dedicated to veterans from our nation's wars. The Brazos Valley Veterans Memorial includes life-sized statues, a Wall of Honor, interpretive panels and memorial sites.

## Travis Bryan Midtown Park

Travis Bryan Midtown Park is well underway, and already both guests and residents alike will be able to enjoy the 150-acre park. It features outdoor athletic fields, Legends Event Center, Big Shots, nature-based recreation opportunities, and more. Back in November, Bryan City Council approved a ground lease to SMBG Bryan, LLC to construct a multi-use recreation and entertainment facility on 5.6 acres in Travis Bryan Midtown Park along the southwest shore of Midtown Lake near the intersection of West Villa Maria Road and South College Avenue. The facility is expected to open by Sept. 1, 2024. The project will include: at least 24 bowling lanes, six pickleball courts, an outdoor amphitheater, arcade, and movie theater rooms.



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**#1**

Growth Cities in Texas

U-Haul 2022

**#2**

Most Dynamic Small Metros in Texas

Heartland Forward 2022

**#7**

Growth Cities in U.S.

U-Haul 2022

## Recent Single & Multi-Family Developments

Hudson Oaks Active Adult Living

Academy Preserve Subdivision

Miramont Subdivision

Yaupon Trails Subdivision

Summit Crossing Subdivision

Ascend at Harvey



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# 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/  
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Buyer/Tenant/Seller/Landlord Initials

Date