



RIVERSTONE
COMMERCIAL REAL ESTATE

FOR LEASE 1,500+ SF
THE RISE AT NORTHGATE
717 UNIVERSITY DR COLLEGE STATION, TX 77840

THE RISE STUDENT HOUSING COMPLEX | PROPERTY SUMMARY



PROPERTY DESCRIPTION

1,512 SF of prime retail space available for lease. Boasting a strategic ground-level position within The Rise student housing complex, this storefront space is situated across from Texas A&M University, ensuring heavy foot traffic. High vehicle traffic counts totaling over 40,000 on University Drive. Ideal for retail businesses seeking a vibrant and dynamic environment.

PROPERTY HIGHLIGHTS

- Prime Ground-Level Position Within The Rise Complex (650 Beds)
- Situated Across University Drive From Texas A&M University
- First Floor Retail with Excellent Visibility & Heavy Foot Traffic
- Ample Space That Provides Flexibility For A Variety of Tenants
- Access From University Drive (40,000 VPD) & Church Street
- Current Tenants: CVS, Shun De Mom, & Nautical Bowls (coming soon)

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	1,512 SF
Lot Size:	0.9396 Acres
Parking:	Garage Parking
Year Built	2013



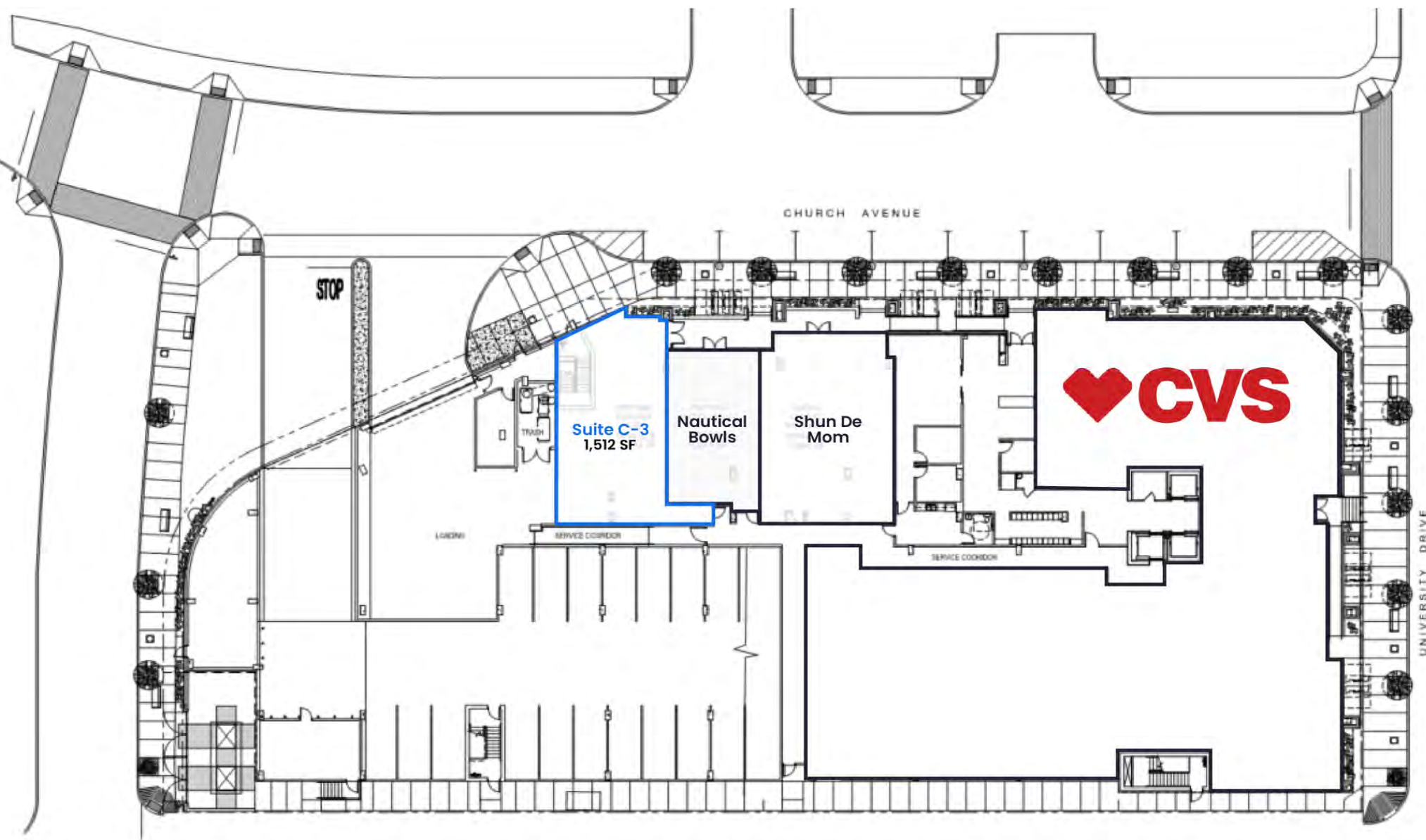
RIVERSTONE
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THE RISE STUDENT HOUSING COMPLEX | CONCEPT PLAN



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THE RISE STUDENT HOUSING COMPLEX | LOCATION MAP



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 1 mile

KEY FACTS

21.8

Median Age



5,447

Households



23,822

2023 Total Population

\$22,812

Median Disposable
Income

EDUCATION

4%

No High
School
Diploma



17%
High School
Graduate



25%
Some
College



54%
College
Graduate

INCOME



\$39,564

Average Household
Income



\$10,624

Per Capita Income



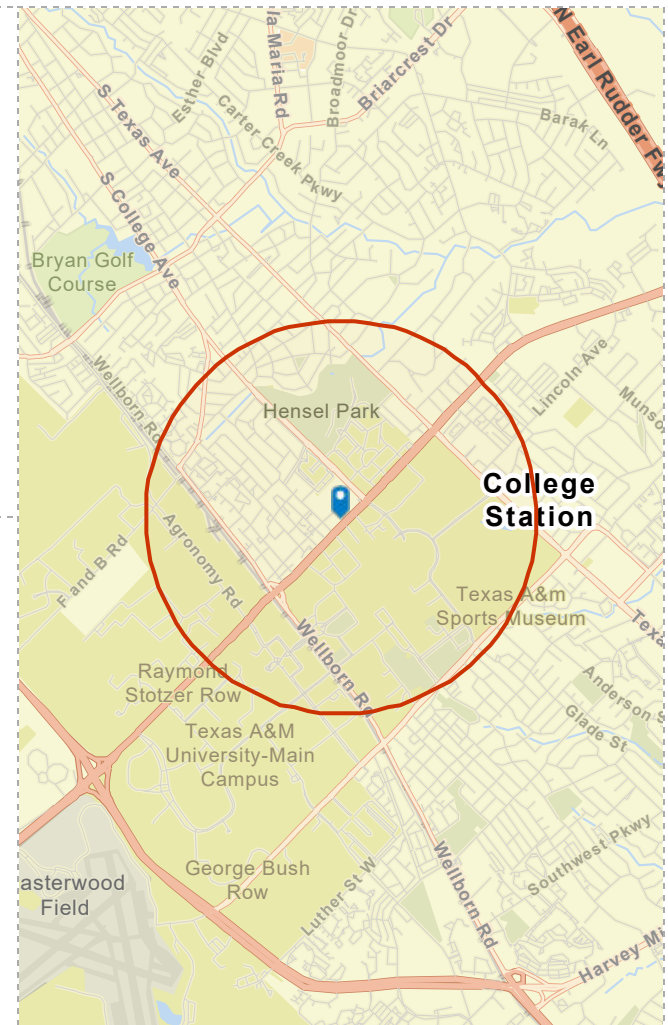
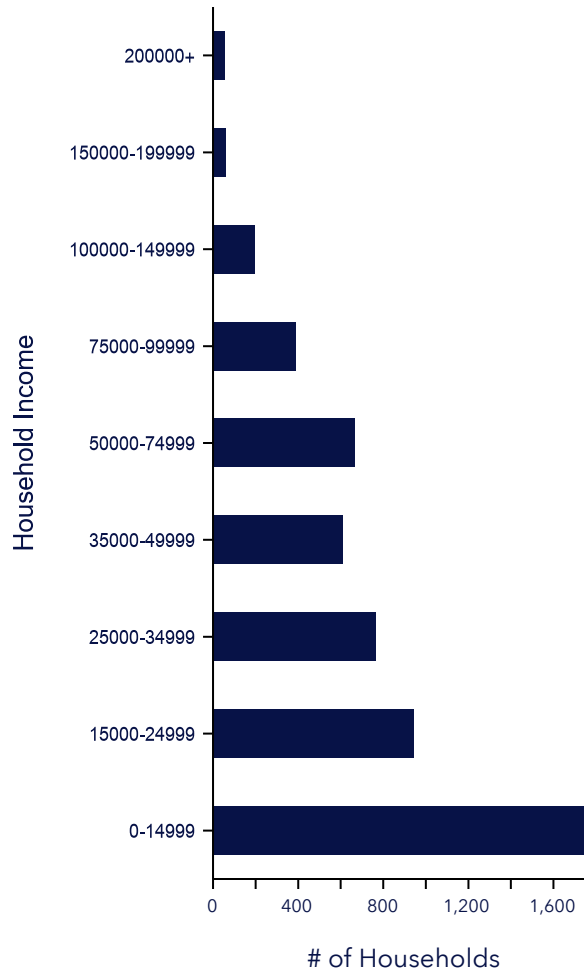
\$50,800

Average Net Worth



\$293,493

Average Home Value



EMPLOYMENT



White Collar

63%



Blue Collar

15%



Services

23%

11.5%
Unemployment
Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

23.3

Median Age



39,655

Households

\$30,580

Median Disposable
Income



105,855

2023 Total Population

EDUCATION

9%

No High
School
Diploma



20%

High School
Graduate



24%

Some
College



47%

College
Graduate

INCOME



\$54,604

Average Household
Income



\$203,318

Average Net Worth



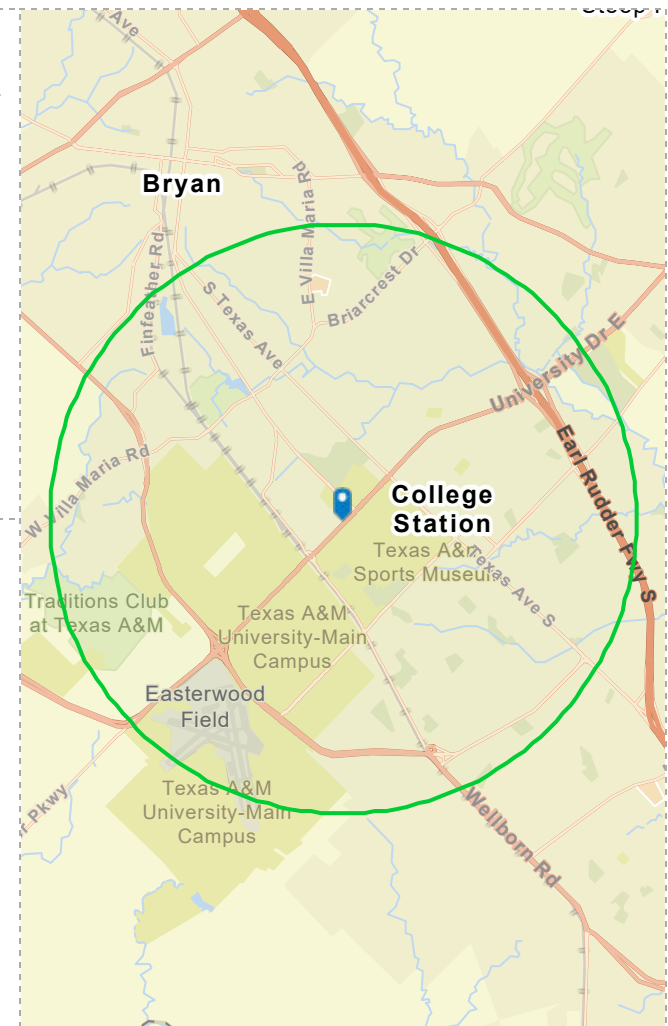
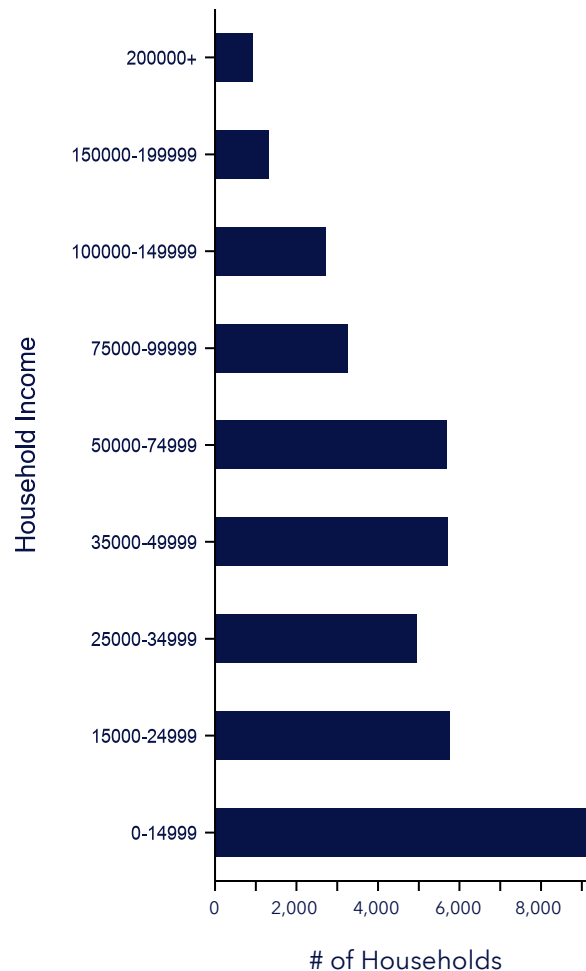
\$20,805

Per Capita Income



\$293,104

Average Home Value



EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

17%

Unemployment
Rate

4.8%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.5

Median Age



66,390

Households

\$37,648

Median Disposable
Income



174,567

2023 Total Population

EDUCATION

10%

No High
School
Diploma



21%

High School
Graduate



24%

Some
College



45%

College
Graduate

INCOME



\$68,223

Average Household
Income



\$394,572

Average Net Worth



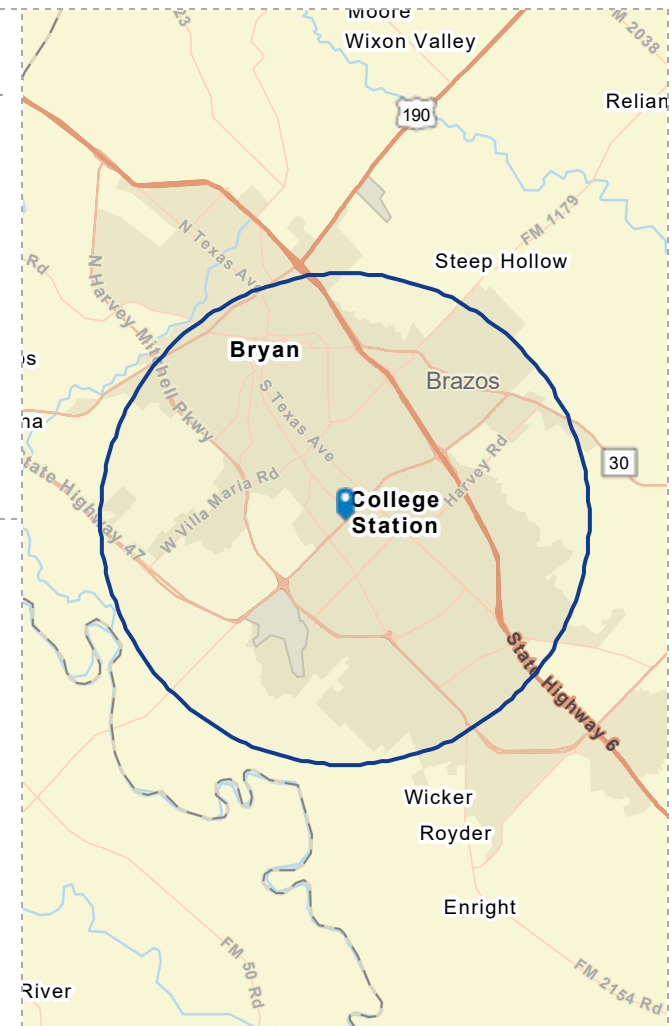
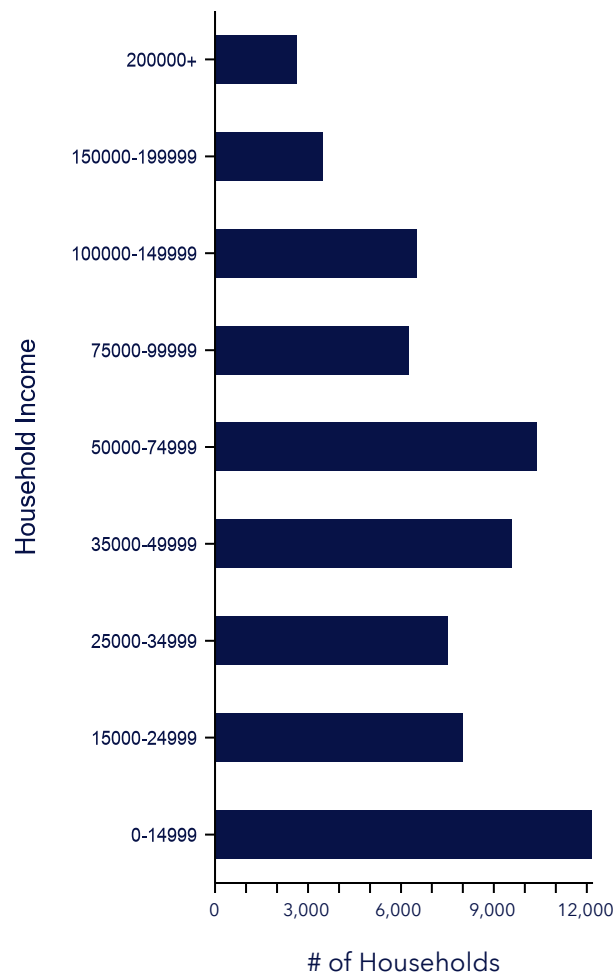
\$26,194

Per Capita Income



\$304,314

Average Home Value



EMPLOYMENT



White Collar

66%



Blue Collar

18%



Services

16%

Unemployment
Rate

4.3%

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

Angela Lasell

Sales Agent/Associate's Name

9008522

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545598

License No.

License No.

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Phone

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Phone

Phone

(979) 676-3122

Phone

Buyer/Tenant/Seller/Landlord Initials

Date