



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**PRIME RETAIL SPACE**

1103 WELSH AVENUE COLLEGE STATION, TX 77840

**CHRIS LERMANN** 979.943.7614 | **JIM JONES** 979.431.4400

[www.riverstonecos.com](http://www.riverstonecos.com) | 809 University Drive East, Suite 101-A, College Station, TX 77840





## PROPERTY DESCRIPTION

Prime retail space less than a mile from Texas A&M University. This center offers two end caps of leasable retail space. Situated in the heart of the College Station Historic District, this property boasts excellent visibility on Holleman Drive and is positioned between three of College Station's main corridors: University Drive, Wellborn Road, and SH-6. This property is perfect for businesses looking to tap into the student market, with close proximity to student housing, parks, and A&M Consolidated High School, guaranteeing a steady flow of potential customers.

## OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Suite A:	1,700 Available SF
Suite B:	1,200 Available SF
Lot Size:	1.589 Acres



## PROPERTY HIGHLIGHTS

- 45 Parking Spaces
- Less Than A Mile from Texas A&M University (75,000+ Students) and A&M Consolidated HS
- Lighted Hard Corner in Central College Station
- Minutes from Lincoln Recreational Center, Wayne Smith Athletic Complex, & Gabbard Park
- Centrally located between three of College Station's main thoroughfares
- High Visibility with Exceptional Traffic Counts
- Constant Flow of Pedestrian Foot Traffic From Densely Populated Student & Residential Housing Community

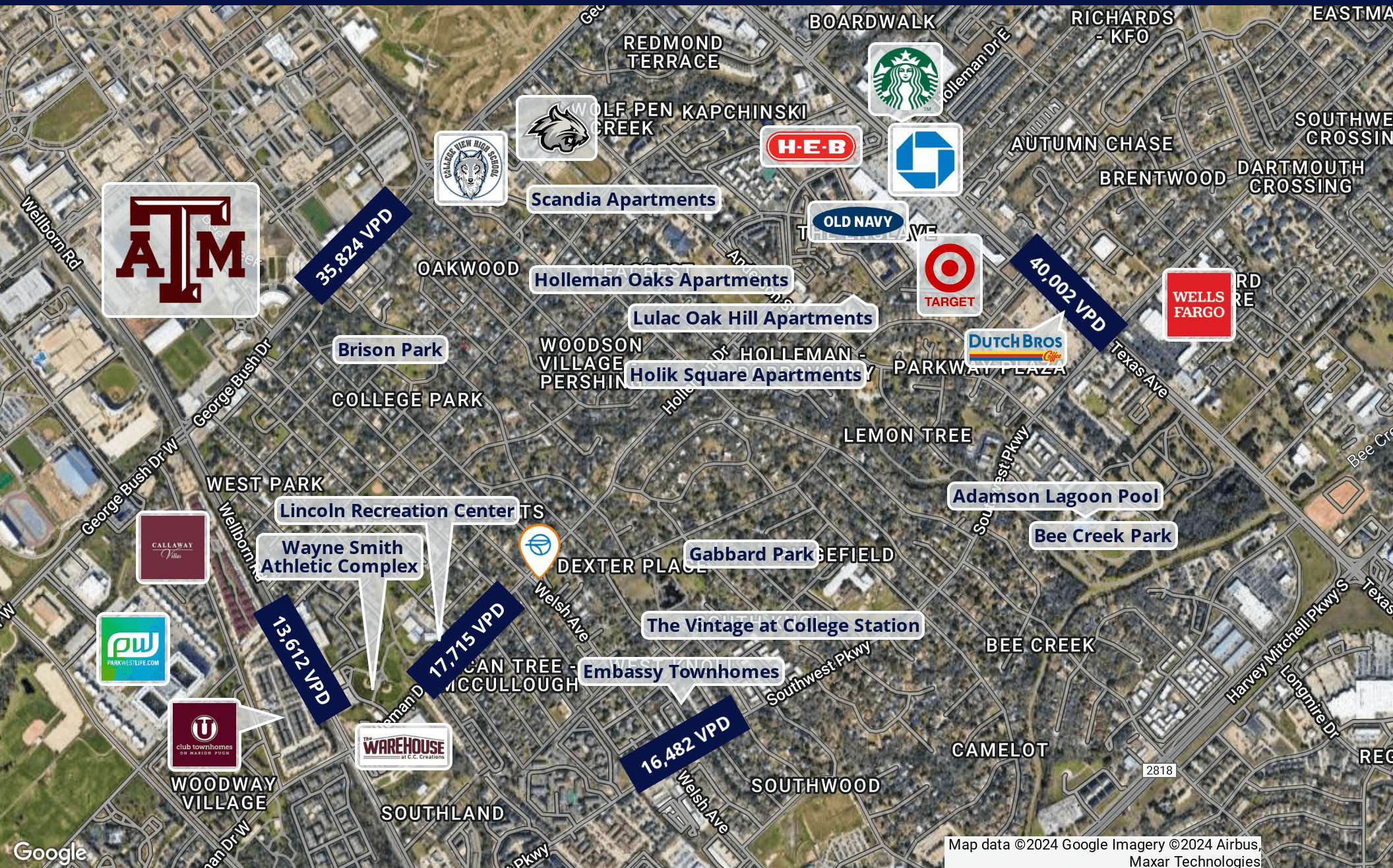


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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

23.2

Median Age



37,518

Households

\$30,777

Median Disposable  
Income



103,860

2023 Total Population

## EDUCATION

5%

No High  
School  
Diploma



17%

High School  
Graduate



25%

Some  
College



54%

College  
Graduate

## INCOME



\$57,072

Average Household  
Income



\$275,065

Average Net Worth



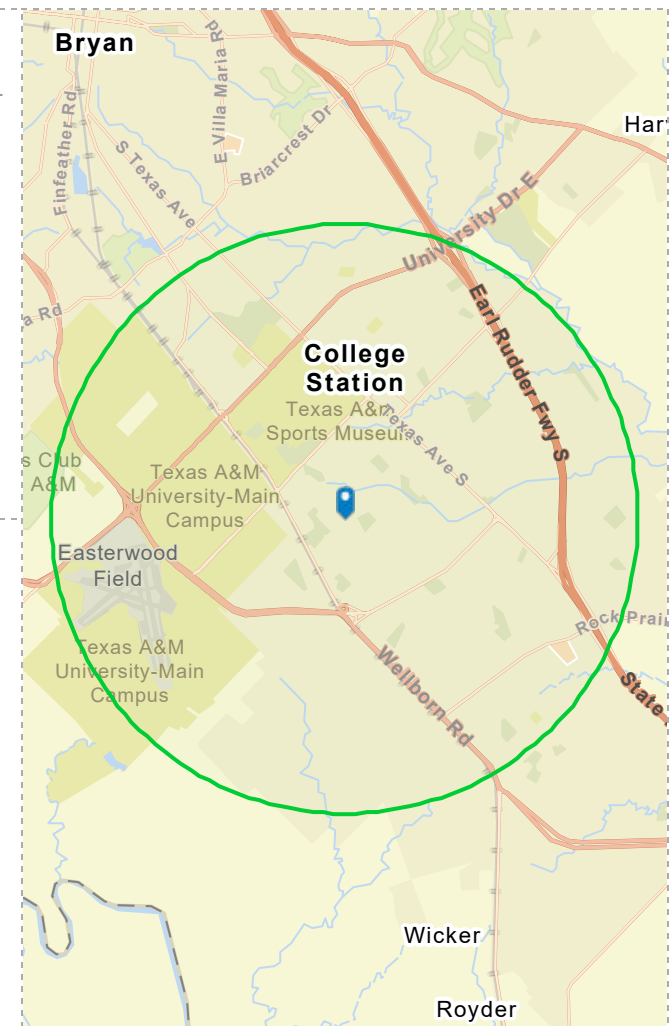
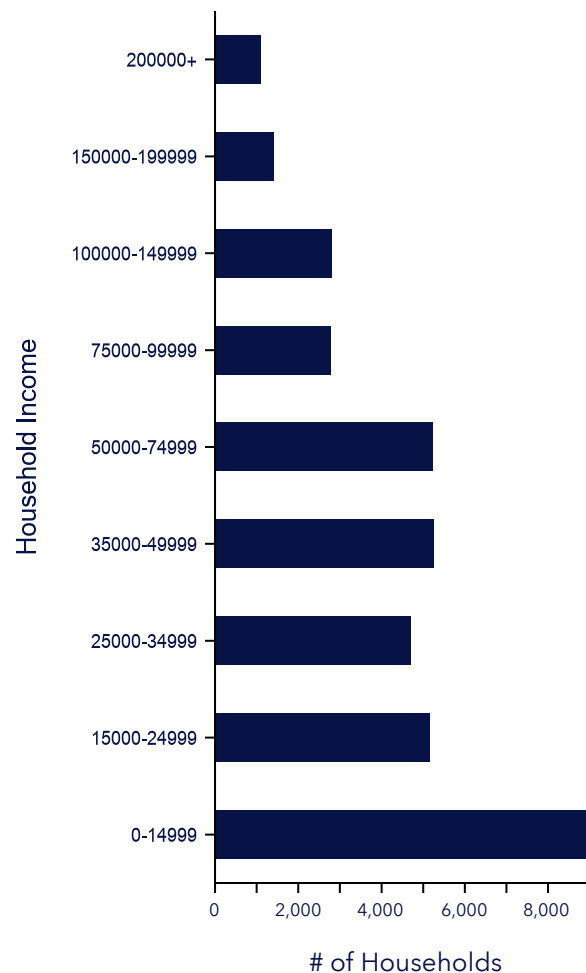
\$21,139

Per Capita Income



\$327,907

Average Home Value



## EMPLOYMENT



White Collar

68%



Blue Collar

15%



Services

18%

Unemployment  
Rate

4.7%

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

24.4

Median Age



63,948

Households

\$39,572

Median Disposable  
Income



168,432

2023 Total Population

## EDUCATION

7%

No High  
School  
Diploma



18%

High School  
Graduate



23%

Some  
College



52%

College  
Graduate

## INCOME



\$72,939

Average Household  
Income



\$453,714

Average Net Worth



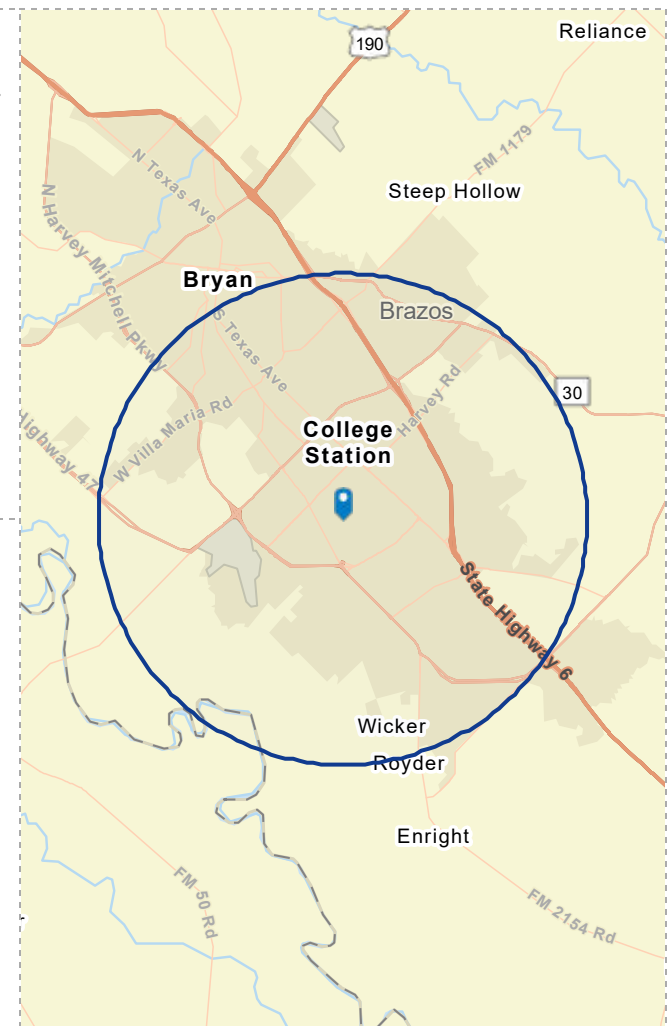
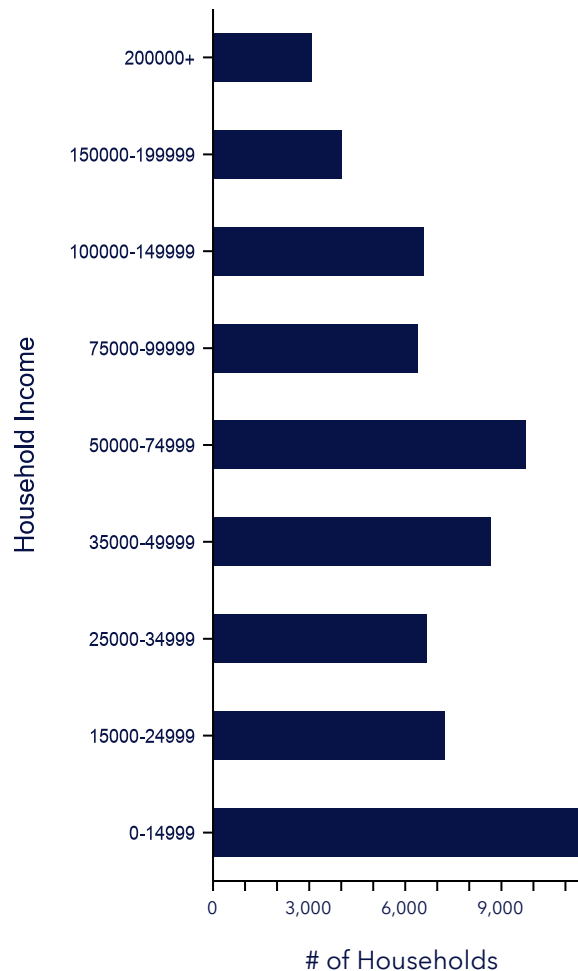
\$27,959

Per Capita Income



\$324,526

Average Home Value



## EMPLOYMENT



70%

White Collar



15%

Blue Collar



Services

15%

Unemployment  
Rate

3.9%

# 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

Sales Agent/Associate's Name

9008522

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545598

License No.

License No.

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Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date