

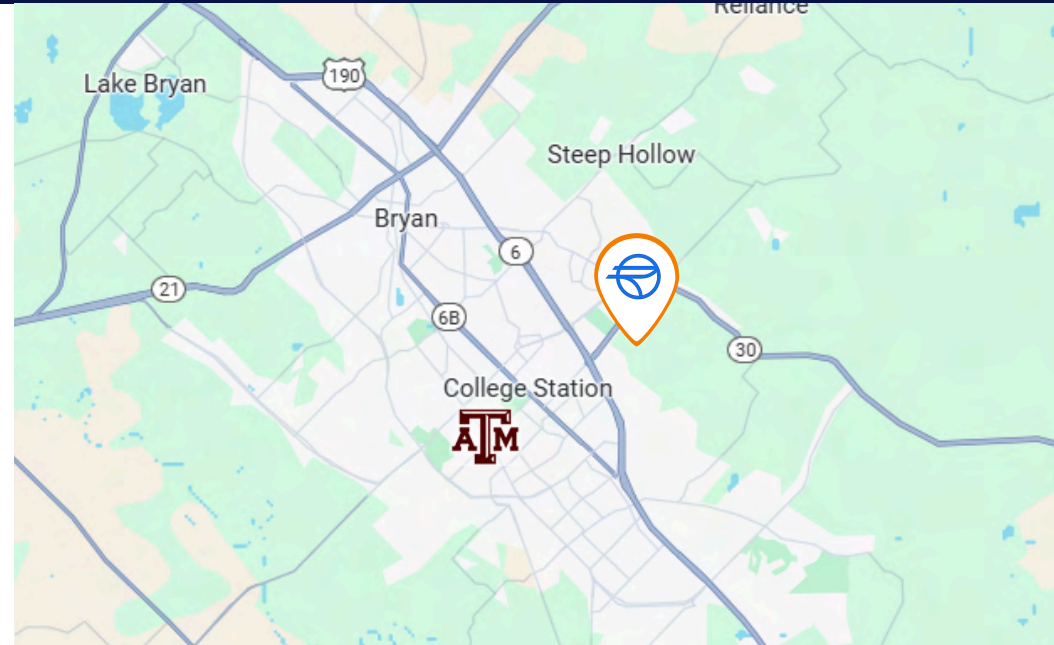


**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**8 RANCHERO ROAD**  
College Station, TX 77845



# 8 Ranchero Road | College Station, TX



## OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	±5.01 Acres
Property Width:	±385 Feet
Hwy 6 Traffic Counts:	62,439 VPD
Utilities:	All Utilities Available
Zoning:	No Zoning; Outside City Limits

## PROPERTY HIGHLIGHTS

- Exceptional 5± acre homesite located in the heart of College Station, offering flexibility for a custom luxury build
- Prime location just off Highway 6 with effortless access to all Bryan-College Station conveniences
- Approximately five minutes from shopping, dining, and everyday essentials
- Beautifully wooded setting featuring mature trees and natural character
- Gentle topography enhances build flexibility and visual appeal
- Rare opportunity to enjoy privacy and a serene, nature-filled environment while remaining centrally located



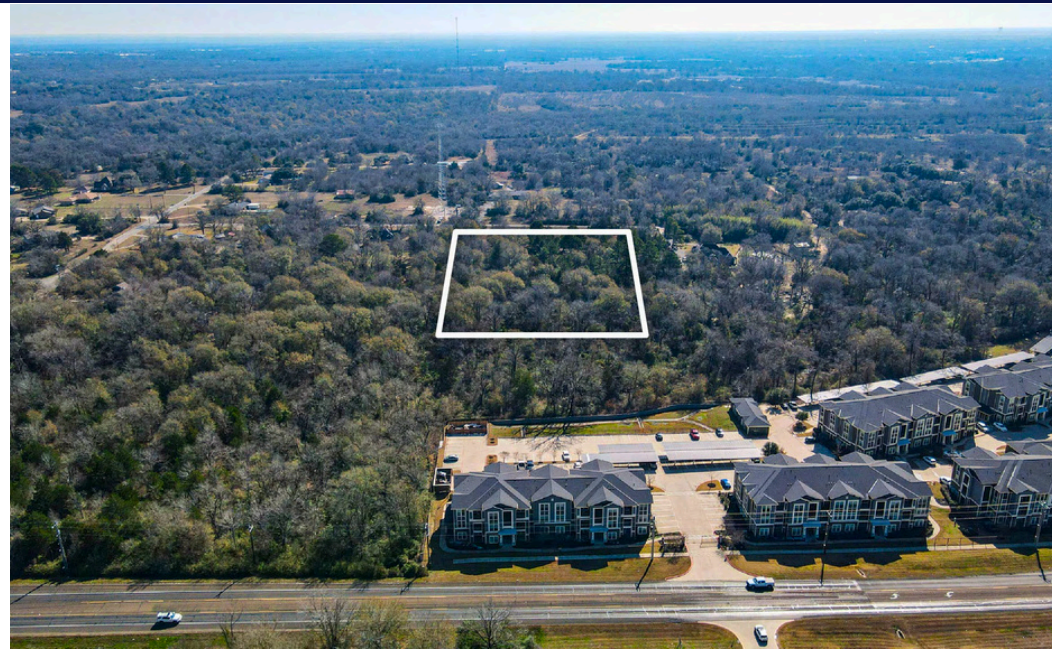
**RIVERSTONE**  
COMMERCIAL REAL ESTATE

DEREK BANGS  
*Advisor*

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22,004 VPD

16,621 VPD

62,439 VPD

**SITE**

AMERICAN MOMENTUM BANK

Physicians Centre Hospital

C&J Barbeque

SKYBREAK CHURCH

EXXON

DUDLEY

GRASSROOTS IMPACT GROUP

SUMMIT VETERINARY HOSPITAL

OAKWOOD CROSSING

Veteran's Park and Athletic Complex

Hampton

ASHLEY

CINEMARK

Sam's Club

LOCKROLL STORAGE

60 TEXAS

30 TEXAS

6 TEXAS

Image © 2025 Airbus





# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

31.3

Median Age



25,631

Households

\$80,445

Median Disposable  
Income



69,318

2023 Total Population

## EDUCATION

3%

No High  
School  
Diploma



12%

High School  
Graduate



21%

Some  
College



64%

College  
Graduate

## INCOME



\$131,530

Average Household  
Income



\$48,723

Per Capita Income



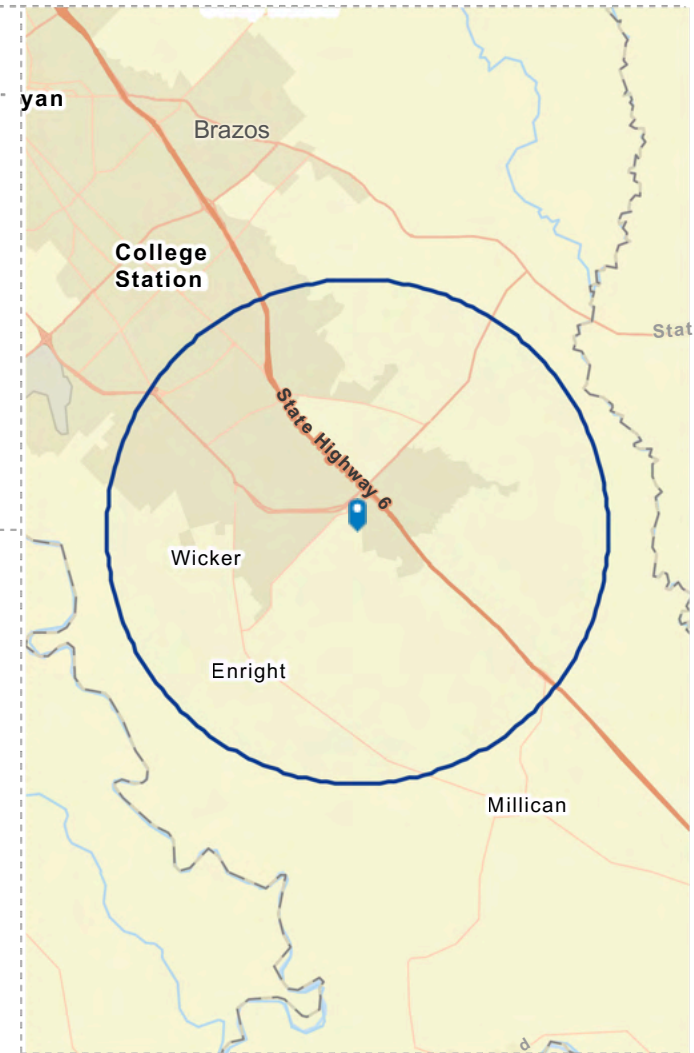
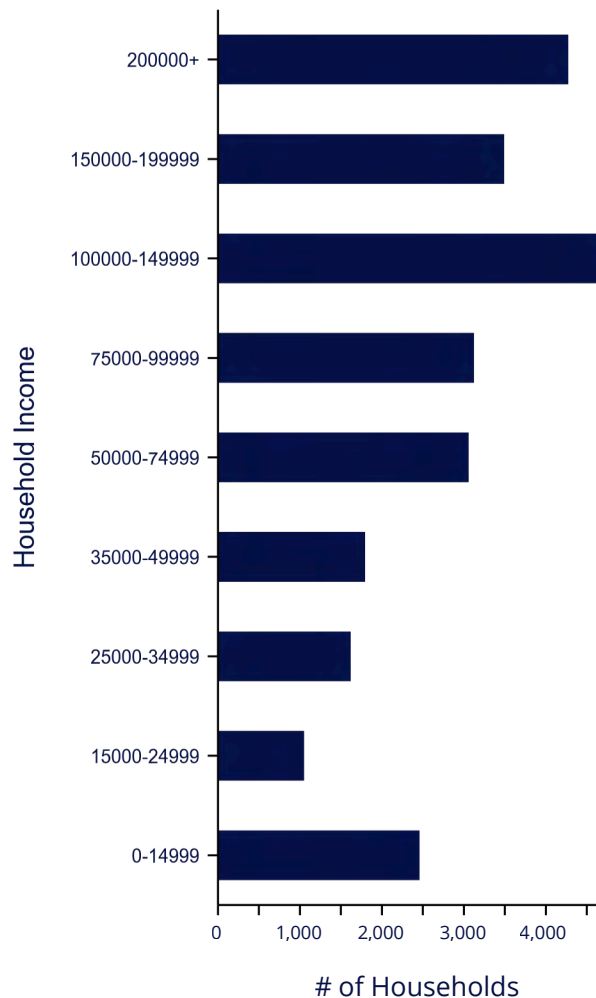
\$1,499,835

Average Net Worth



\$415,218

Average Home Value



## EMPLOYMENT



80%

White Collar



9%

Blue Collar



11%

Services

2.3%

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

### Derek Bangs

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

817435

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date