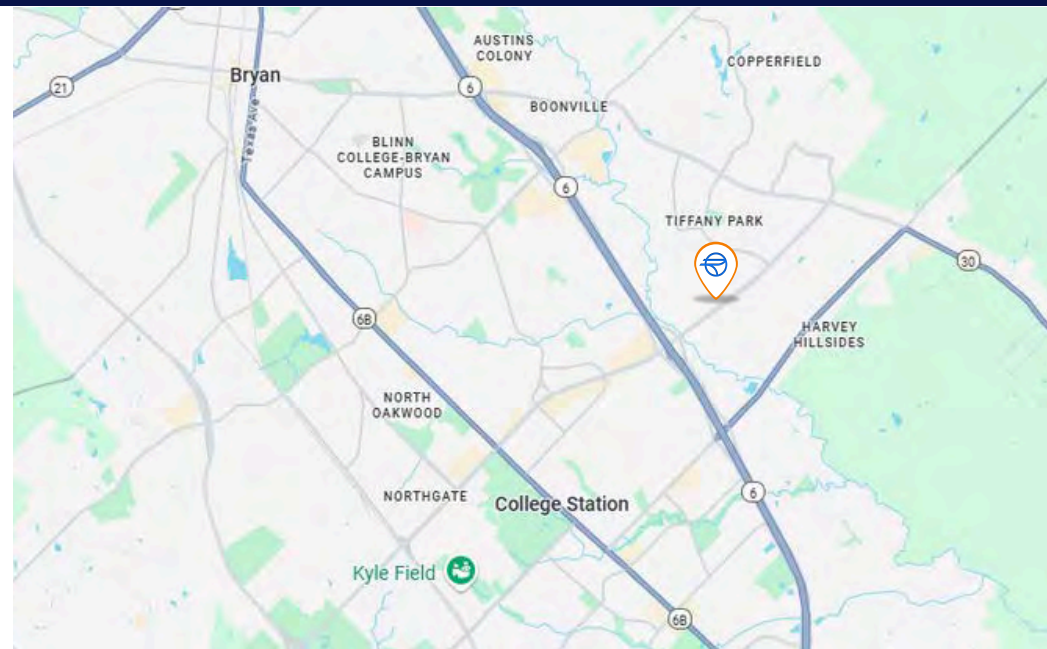


RIVERSTONE
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3061 PLAZA CENTRE COURT
Bryan, TX 77802



PROPERTY HIGHLIGHTS

- Positioned just off a major thoroughfare, Earl Rudder Fwy (Hwy 6), that connects Bryan and College Station, providing strong visibility
 - Quick access for both local and passing traffic
 - Main Thoroughfare to Texas A&M University (3 miles)
 - Lighted intersection provides easy access in all directions
- Designated for restaurants, offices, retail, hospitality, healthcare, and similar commercial uses, allowing flexibility for a variety of tenant profiles.
- Directly across from the highly visited Veterans Park
- Surrounded by rapidly expanding residential neighborhoods, thriving commercial centers, and essential service businesses.

OFFERING SUMMARY

<u>Sale Price:</u>	\$725,000
<u>Lot Size:</u>	± 2.19 Acres
<u>Property Width:</u>	200 Feet
<u>Hwy 6 Traffic Counts:</u>	76,305 VPD
<u>University Drive Traffic Counts:</u>	25,144 VPD
<u>Utilities:</u>	City Utilities
<u>Zoning:</u>	Planned Development (PD)



RIVERSTONE
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JIM JONES
Managing Director / Broker
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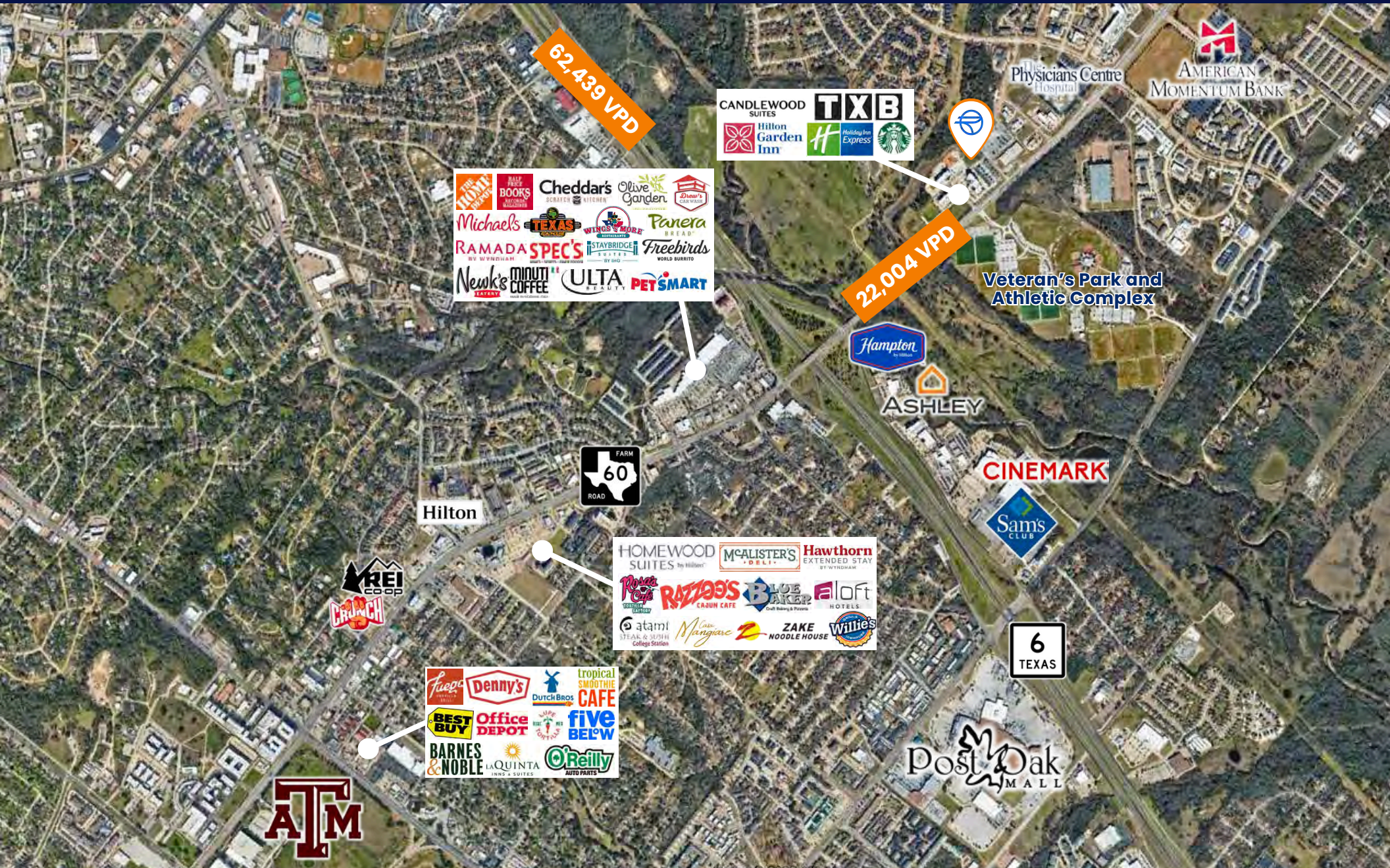
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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

25.0

Median Age



58,407

Households

\$41,624

Median Disposable Income



149,959

2023 Total Population

EDUCATION

8%

No High School Diploma



22%

High School Graduate



26%

Some College



44%

College Graduate

INCOME



\$73,014

Average Household Income



\$28,764

Per Capita Income



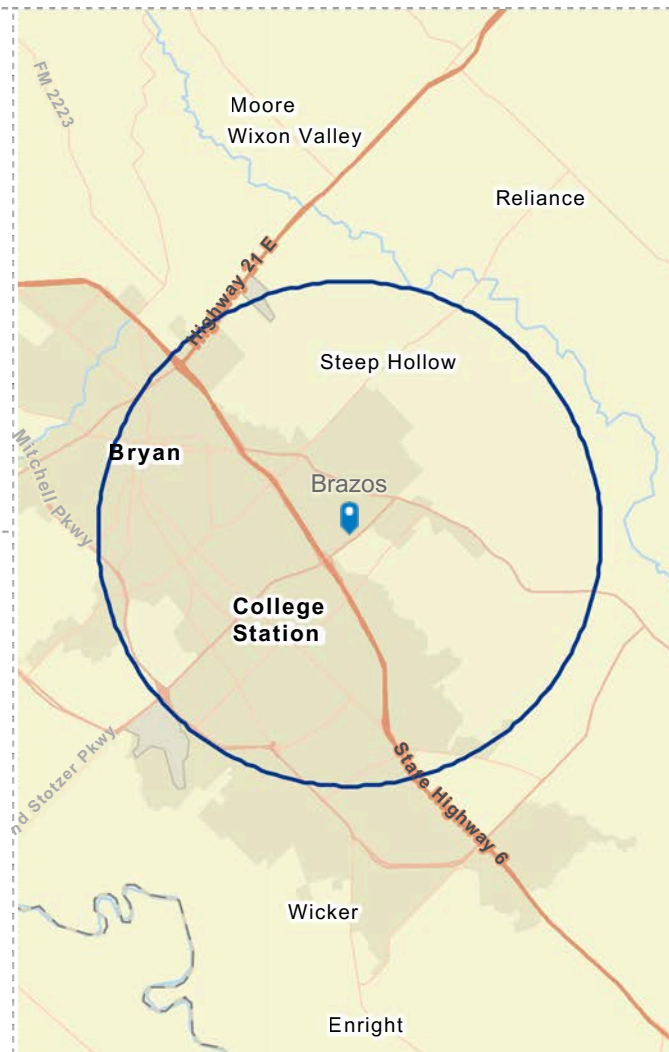
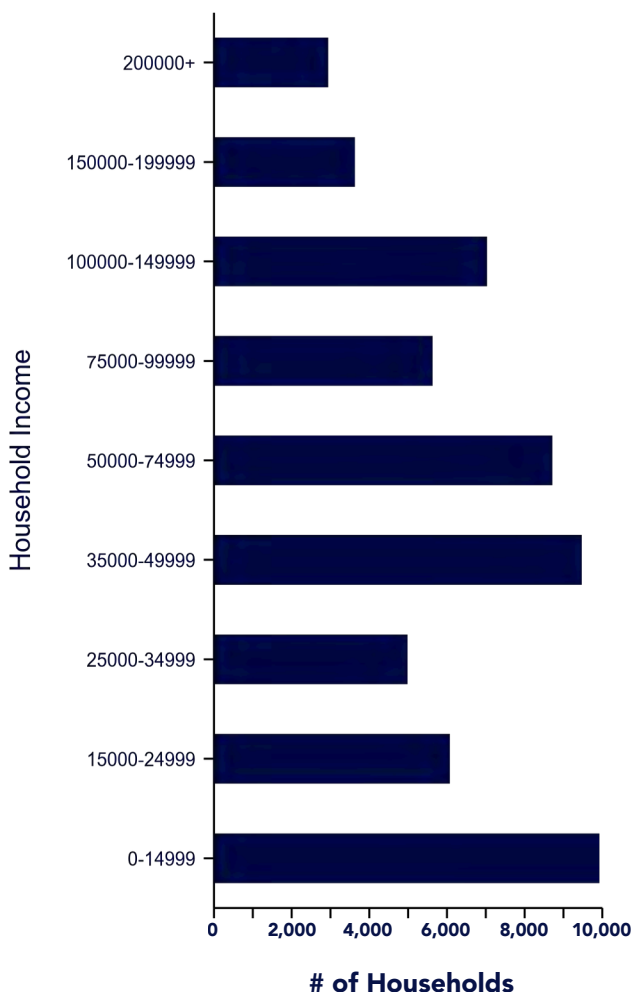
\$511,691

Average Net Worth



\$358,425

Average Home Value



EMPLOYMENT



White Collar

68%



Blue Collar

17%



Services

15%

Unemployment Rate

3.7%

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Chris Lermann

Sales Agent/Associate's Name

9008522

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545598

License No.

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date