



RIVERSTONE
COMMERCIAL REAL ESTATE

5976 LEONARD ROAD

BRYAN, TX 77807



PROPERTY DESCRIPTION

Located on the hard corner of Leonard Road and Higgs Drive, the strategically located commercial property consists of 3.6+ acres. The tract is in a high growth area near the Brazos County Expo Complex, Texas A&M Rellis Campus, and Texas A&M Health Science Center, with multiple residential developments nearby. This would make an ideal location for a self-storage facility, convenience store, or other retail endeavor. Don't miss out on this prime real estate opportunity.

PROPERTY HIGHLIGHTS

- ±340 Feet of Frontage on Leonard Road
- Across the Street From the Brazos County Expo Complex
- Opportunity Zone
- Across the Street from Bryan City Limits
- Utilities Available
- Accessible to Sewer

OFFERING SUMMARY

Sale Price:	\$734,879
Price / SF:	\$4.50 / SF
Lot Size:	3.749 Acres

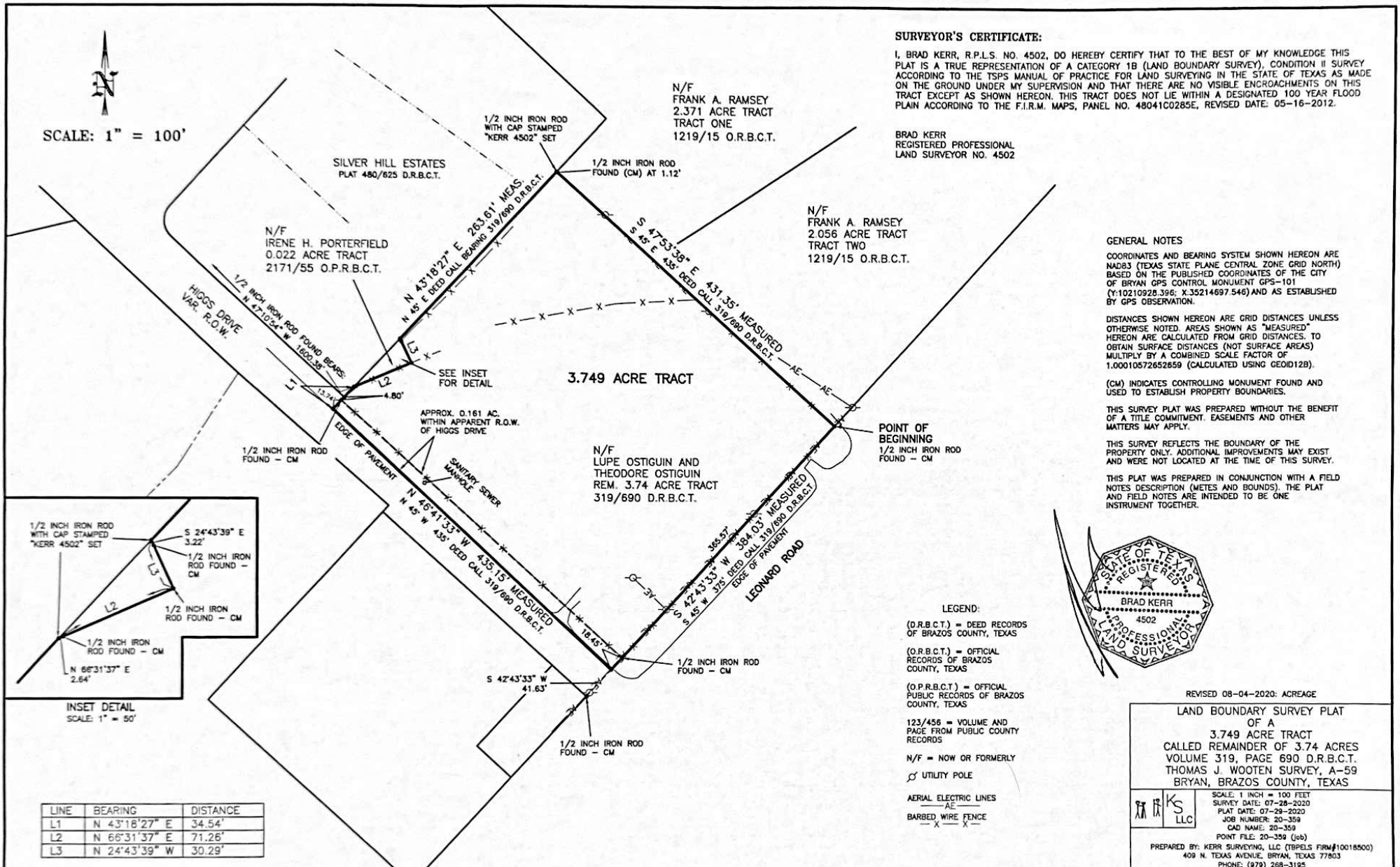




RIVERSTONE
COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner
281.210.0018 | jarred.taylor@riverstoneecos.com

JIM JONES
Managing Director / Broker
979.431.4400 | jim@riverstoneecos.com



SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1B (LAND BOUNDARY SURVEY), CONDITION II SURVEY ACCORDING TO THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

GENERAL NOTES

COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE, GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN GPS CONTROL MONUMENT GPS-101 (Y:10210928.396; X:35214697.546) AND AS ESTABLISHED BY GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010572652659 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



LEGEND:

- (D.R.B.C.T.) = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- (O.R.B.C.T.) = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- (O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ⌘ UTILITY POLE
- AE AERIAL ELECTRIC LINES
- X—X— BARBED WIRE FENCE

LINE	BEARING	DISTANCE
L1	N 43°18'27" E	34.54'
L2	N 66°31'37" E	71.26'
L3	N 24°43'39" W	30.29'



RIVERSTONE
COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner
281.210.0018 | jarred.taylor@riverstonecos.com

JIM JONES
Managing Director / Broker
979.431.4400 | jim@riverstonecos.com

REVISED 08-04-2020: ACREAGE

LAND BOUNDARY SURVEY PLAT
OF A
3.749 ACRE TRACT
CALLED REMAINDER OF 3.74 ACRES
VOLUME 319, PAGE 690 D.R.B.C.T.
THOMAS J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 07-28-2020
PLAT DATE: 07-28-2020
JOB NUMBER: 20-359
CAD NAME: 20-359
POINT FILE: 20-359 (job)

PREPARED BY: KERR SURVEYING, LLC (TPELS FIRM #10018500)
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3125



ATLAS LAKE WALK

The Atlas Lake Walk is at the center of Bryan-College Station's emerging technology and innovation hub. Surrounded by upscale local retailers, the Stella Hotel, and Traditions Country Club this walkable community lake area is frequented by many. Whether you're a student at Texas A&M or are working nearby, the Atlas Lake Walk is a community environment fostering meaningful experiences and memorable connections.

BRAZOS COUNTY EXPO CENTER

The Brazos County Expo center is composed of 2 arenas, 2 pavilions, an exhibit hall, a ballroom, and 76 RV spots with 150 acres of property surrounding the complex. Roads surround all four sides and 1,548 parking spaces allow efficient flow of traffic into and out of the Complex. Depending on the type of event and its unique set up requirements, the Exhibit Hall can accommodate events with attendance from as few as 50 up to 2,000 guests. The Expo Center features a diversified clientele basis, hosting various events every day!



TRADITIONS COUNTRY CLUB

Traditions Country Club is the premier golf club residential community in Bryan-College Station. Sitting on 900 acres nestled in the native hardwoods and rolling hillsides, this community offers state of the art amenities from a championship 18-hole golf course, to a fine dining clubhouse, to a 25-meter junior Olympic lap pool. Not exclusive to only residents, but Bryan-College Station locals are also able to purchase memberships and experience the great lifestyle at Traditions Country Club.



RIVERSTONE
COMMERCIAL REAL ESTATE

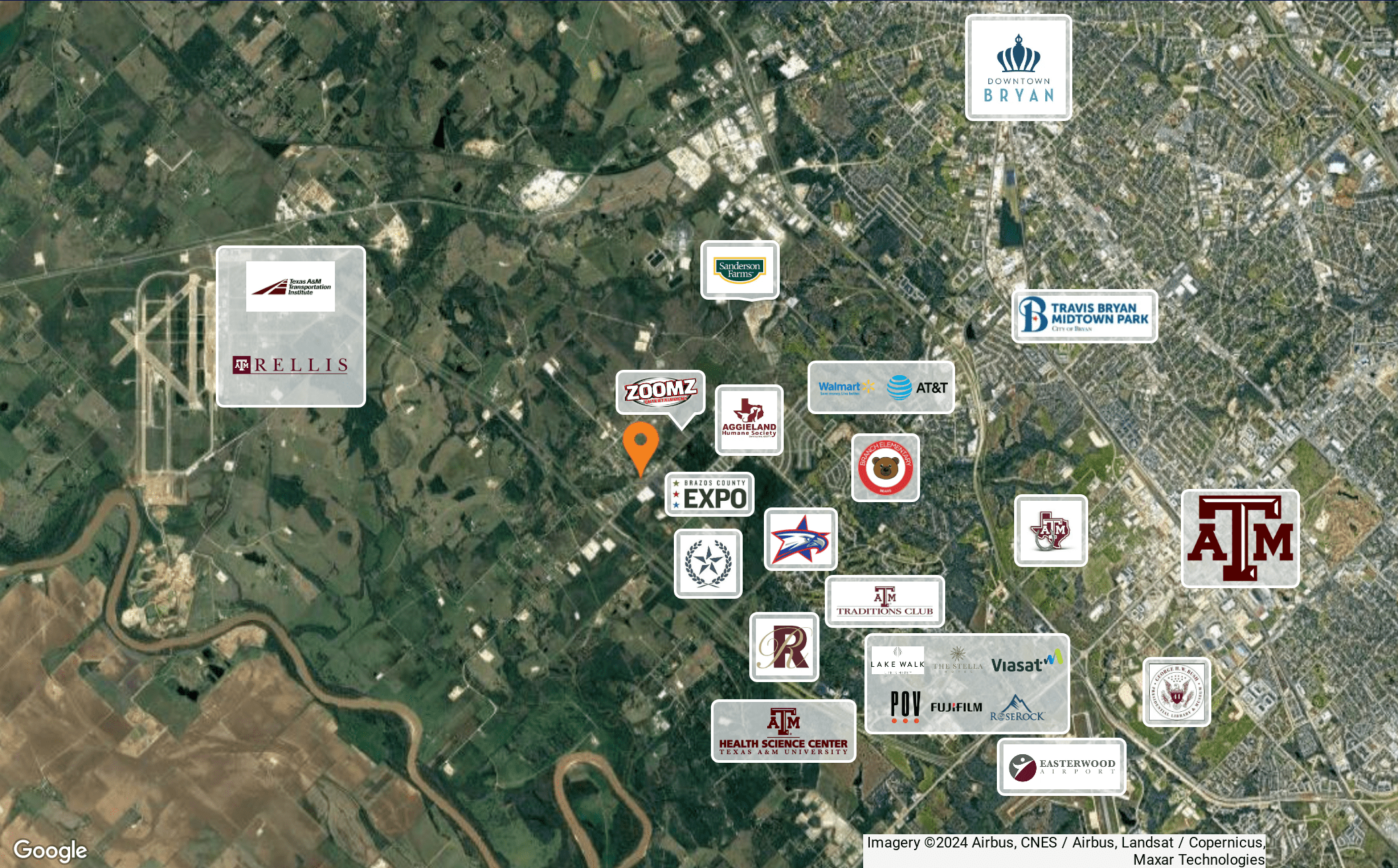
JARRED TAYLOR
Managing Director - Partner

281.210.0018 | jarred.taylor@riverstoneecos.com

JIM JONES

Managing Director / Broker

979.431.4400 | jim@riverstoneecos.com



Google

Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



RIVERSTONE
COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner
281.210.0018 | jarred.taylor@riverstonecos.com

JIM JONES
Managing Director / Broker
797.431.4400 | jim@riverstonecos.com

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.6

Median Age

21,839

Households

\$37,118

Median Disposable Income

63,791

2023 Total Population

EDUCATION

18%

No High School Diploma



28%

High School Graduate



23%

Some College



31%

College Graduate

INCOME



\$65,561

Average Household Income



\$23,179

Per Capita Income



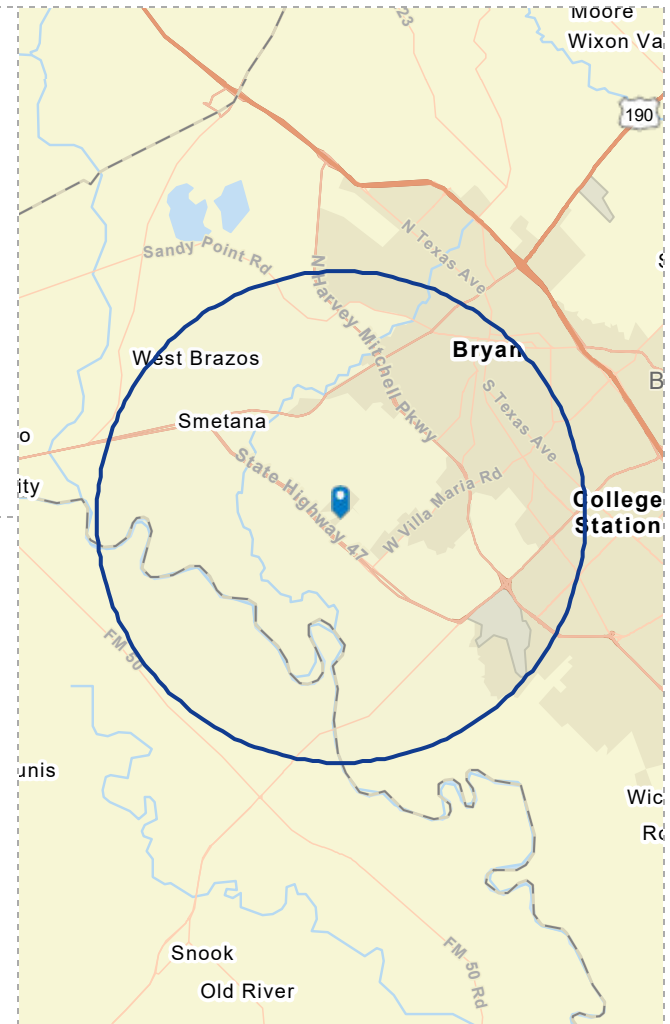
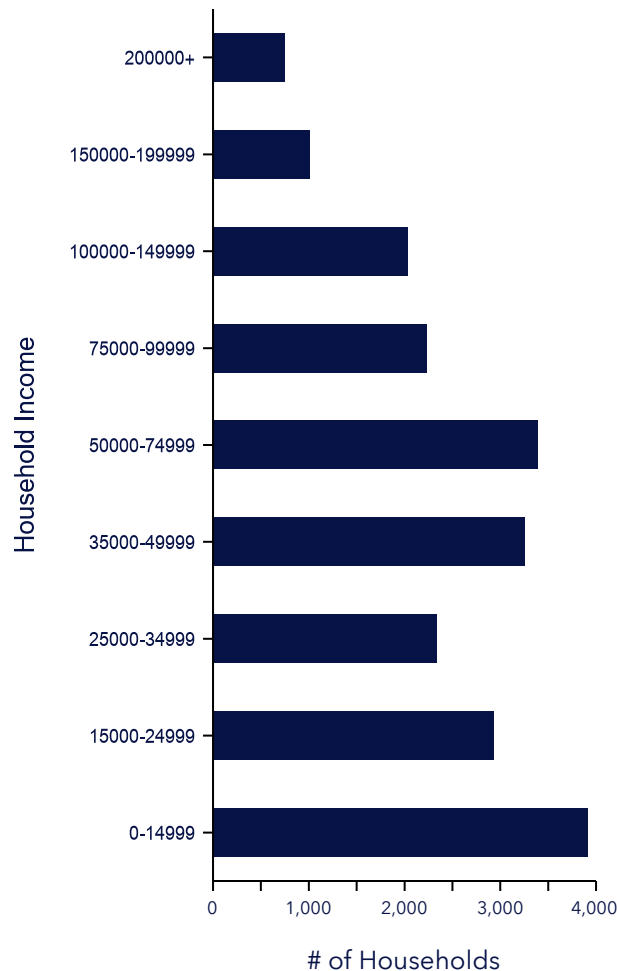
\$287,412

Average Net Worth



\$259,417

Average Home Value



EMPLOYMENT



55%

White Collar



26%

Blue Collar



Services

5.9%

Unemployment Rate

18%

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

9008522

License No.

info@riverstonecos.com

Email

(979) 431-4400

Phone

James Jones

Designated Broker of Firm

545598

License No.

jim@riverstonecos.com

Email

(979) 431-4400

Phone

Licensed Supervisor of Sales Agent/
Associate

Jarred Taylor

Sales Agent/Associate's Name

License No.

746005

License No.

Email

jarred.taylor@riverstonecos.com

Email

Phone

(936) 525-0069

Phone

Buyer/Tenant/Seller/Landlord Initials

Date