

Texas A&M Health Science Center

Texas A&M Bio Corridor

Texas A&M

Kyle Field



1,000 SF

Aggieland Business Park



RIVERSTONE
COMMERCIAL REAL ESTATE

5701 RAYMOND STOTZER PKWY
COLLEGE STATION, TX 77845

JERROD LANE 979.574.0600 | JIM JONES 979.431.4400

www.riverstoneecos.com | 809 University Drive East, College Station, TX 77840



PROPERTY HIGHLIGHTS

- Main Corridor Coming into Bryan/College Station
- Direct Access to Texas A&M University and Texas A&M Health Science Center
- Located on the Corner of Raymond Stotzer Pkwy and White Creek Road
- Quick Access to TX-47 & Minutes from Brazos Valley Bio Corridor / Lake Walk
- 2nd Gen. Built Out with Restroom
- Ready for Immediate Occupancy

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,000 SF
Building Size:	7,930 SF



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

23.1

Median Age



33,150

Households

\$32,715

Median Disposable Income



94,567

2023 Total Population

EDUCATION

9%

No High School Diploma



21%

High School Graduate



25%

Some College



46%

College Graduate

INCOME



\$63,637

Average Household Income



\$22,949

Per Capita Income



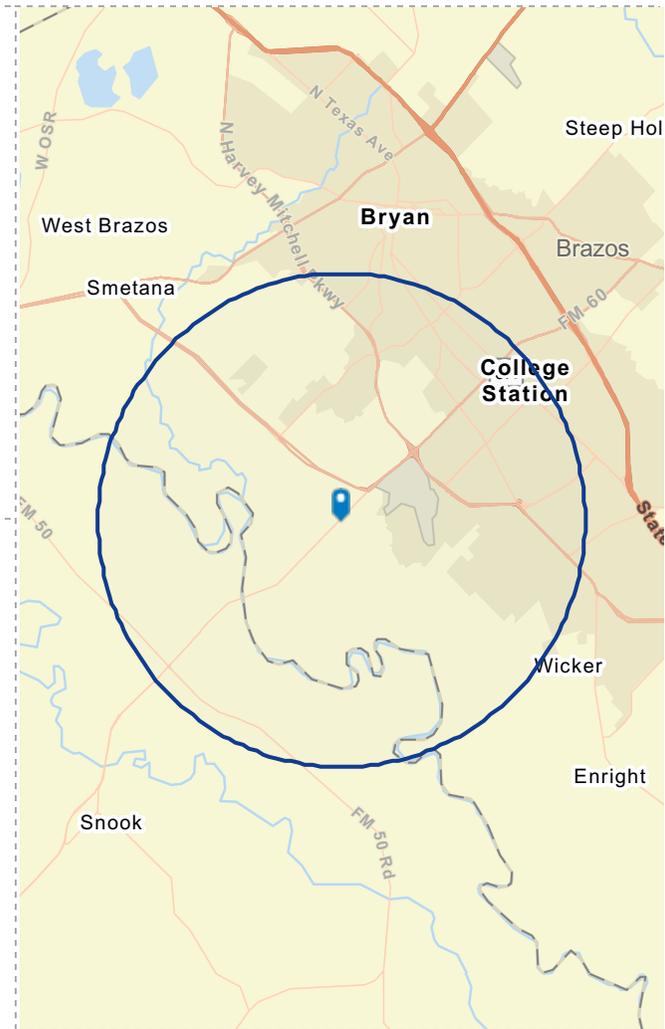
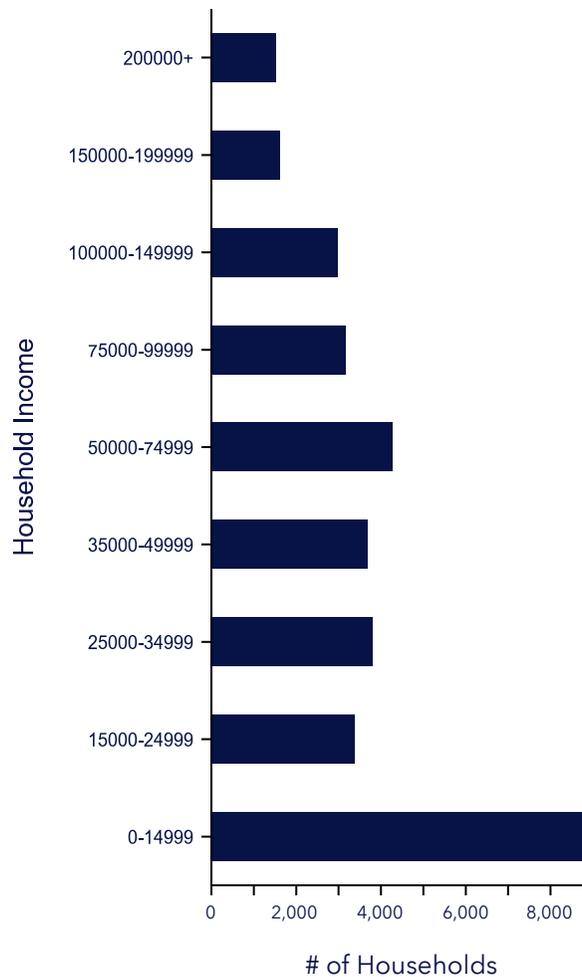
\$341,776

Average Net Worth



\$373,934

Average Home Value



EMPLOYMENT



65%

White Collar



18%

Blue Collar



Services

5.2%

Unemployment Rate

17%

