

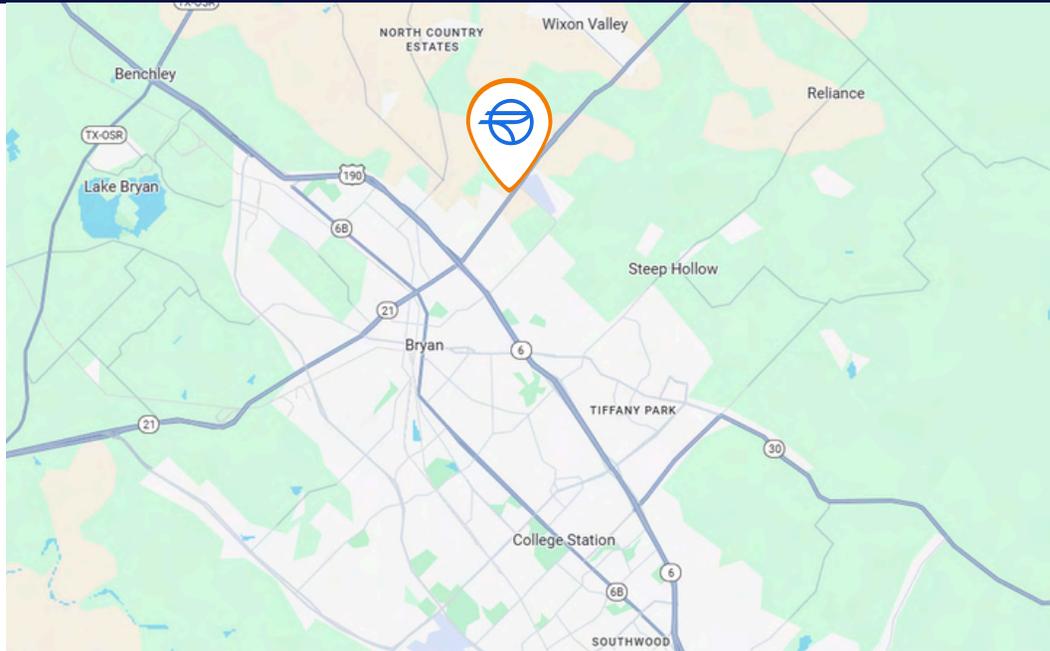


**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**5943 E State Hwy 21**  
Bryan, TX 77808

**JERROD LANE** 979.574.0600 | **JIM JONES** 979.431.4400

[www.riverstoneecos.com](http://www.riverstoneecos.com) | 809 University Drive East, College Station, TX 77840



**PROPERTY HIGHLIGHTS**

- First Gen. Shell Space
- High-volume customer flow driven by the Circle T/Aggieland Truck Stop
- Direct Frontage on SH 21/US 190
- **Innovation & Industrial Hub:** Strategically located near Parkwood Carrabba Industrial Park, Coulter Airfield, and Wixon Valley industrial
- Direct, high-speed highway access to the main attractions of Bryan/College Station, including Texas A&M University and Kyle Field
- **Close Proximity to Nearby Communities:**
  - Less than 10 minutes from Kurten
  - 20 minutes from North Zulch

**BUILDING & SITE SUMMARY**

Lease Rate:	\$24.00 SF / yr (NNN)
SF Available:	±2,000 SF
Dual Access:	State Highway 21 and Marino Road
Zoning:	Commercial District (C-3)
Frontage:	470 Feet on State Highway 21 300 Ft on Marino Road
Traffic Counts:	±25,851 VPD



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**RABINE**  
COMPACTED CONCRETE

Family Owned & Operated  
**WTRACTOR**  
SINCE 1958

**TRAILERPLUS**  
**T**  
**MUELLER, INC.**  
THE TRAILER SPECIALIST COMPANY

**Parkwood-Carrabba Industrial Park**

**LEGACY** **COASTAL CHEMICAL**  
OUTDOOR SERVICES A BENTON-AND-BOWLEN COMPANY

**Gooseneck** **QXO**  
Trailer Mfg. Co., Inc.  
Sierra, TX 77808  
979-778-6634

**PERFORMANCE**  
TRUCK

**21**  
TEXAS

**BONHAM ELEMENTARY**  
BUCCANERS

**6**  
TEXAS

**CY-FAIR TIRE**

**SUNBELT**  
RENTALS

**\$25,851 VPD**

**Bonham Trace**

**McDonald's** **DQ** **BURGER KING**  
**WINGS & MORE RESTAURANTS** **TACO BELL** **ABC Supply Co. inc.**

**Rudder Pointe**

**Sienna**



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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## INCOME

  
**\$90,560**  
Average Household Income

  
**\$32,244**  
Per Capita Income

  
**\$817,479**  
Average Net Worth

  
**\$313,765**  
Average Home Value

## KEY FACTS

**35.1**

Median Age

  
**8,378**

Households

**\$55,014**

Median Disposable Income

  
**23,334**

2023 Total Population

## EDUCATION

**13%**

No High School Diploma



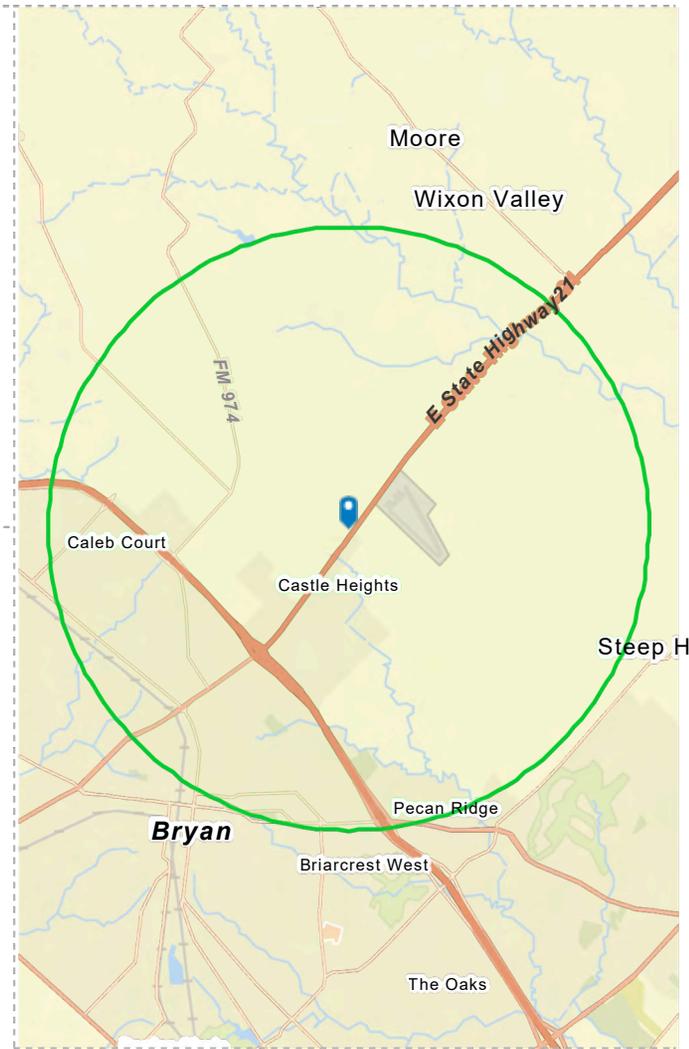
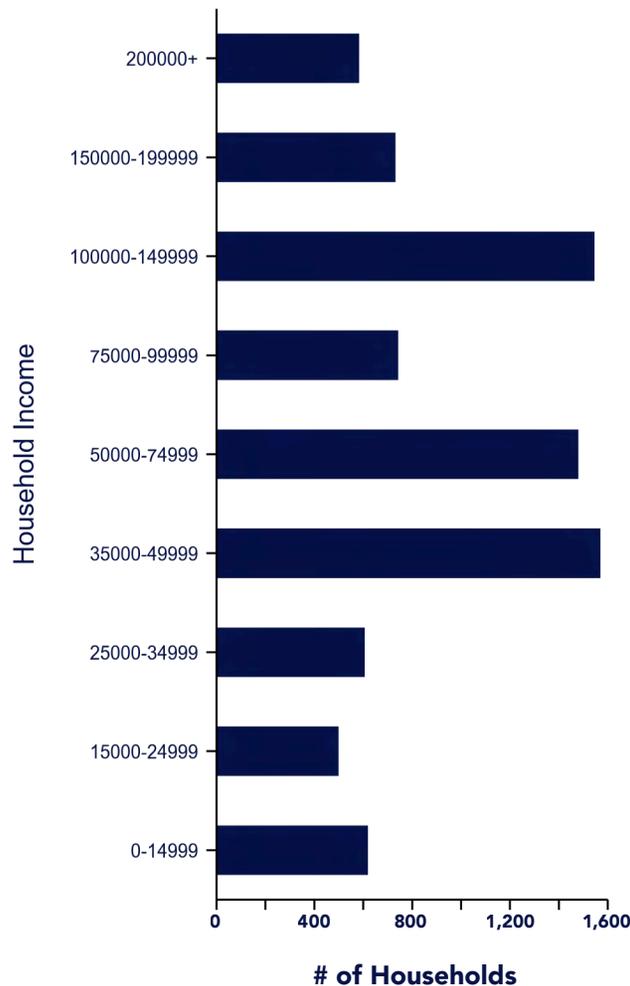
**32%**  
High School Graduate



**26%**  
Some College



**28%**  
College Graduate



## EMPLOYMENT



White Collar

**55%**



Blue Collar

**30%**



Services

**15%**

**5.6%**  
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. **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

**9008522**

License No.

**info@riverstonecos.com**

Email

**(979) 431-4400**

Phone

**James Jones**

Designated Broker of Firm

**545598**

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Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date