

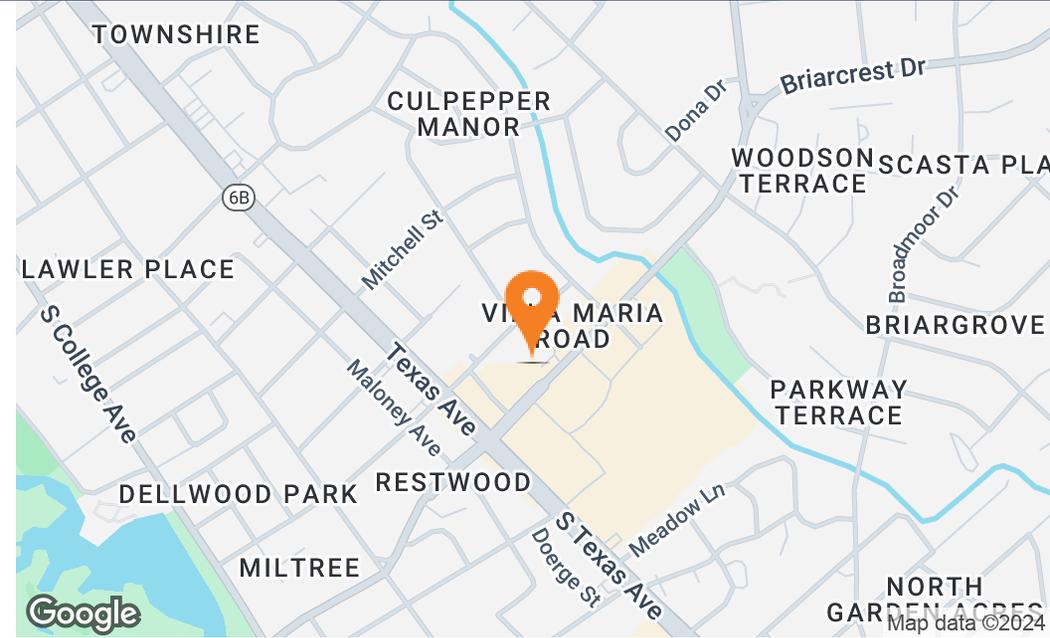
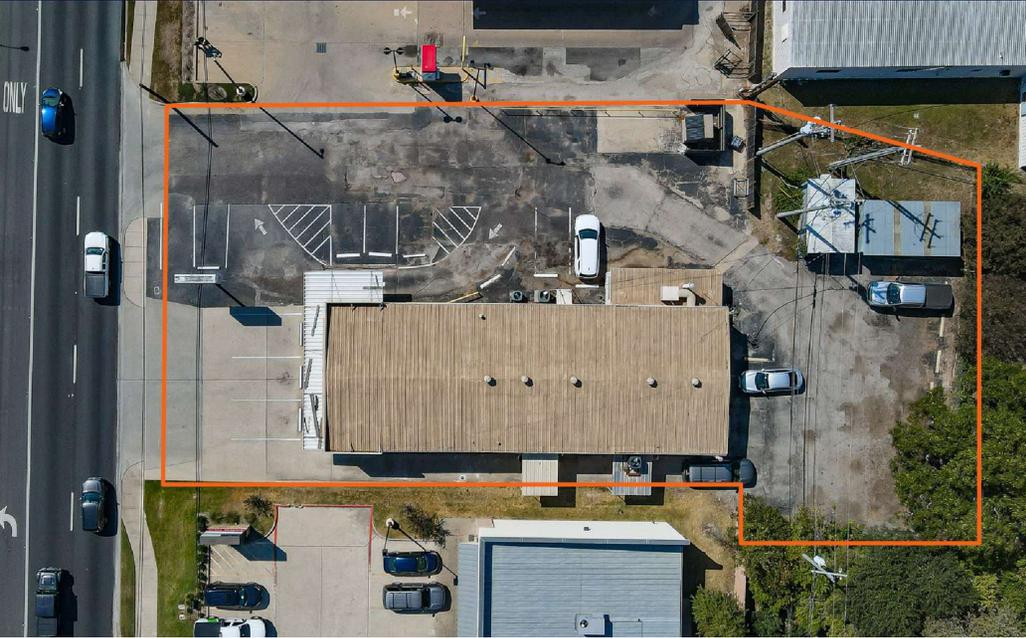


RIVERSTONE
COMMERCIAL REAL ESTATE

Investment Opportunity
710 E VILLA MARIA RD
BRYAN, TX 77802

JIM JONES 979.431.4400

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY HIGHLIGHTS

- New 5-Year Lease – Through June 30, 2030 with the same tenant since 2003
- Long-standing, well-known dry cleaning tenant with a 20+ year track record in BCS
- Prime Villa Maria frontage with two lots and excellent visibility
- Covered land play at one of College Station's busiest intersections
- Just three doors from Texas Avenue and across from HEB, Starbucks, & Tejas Shopping Center
- 3,880 SF building includes front/rear parking, drive-thru, and retail signage visibility
- Bonus adjacent lot offers flexibility for additional parking or future redevelopment

OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$725,000 |
| Lot Size: | 0.48 Acres |
| Building Size: | 3,880 SF |
| Cap Rate: | 6.55 |



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Site Demographic Summary



RIVERSTONE
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Ring of 5 miles

KEY FACTS

24.9

Median Age



63,987

Households

\$41,974

Median Disposable Income



169,560

2023 Total Population

EDUCATION

11%

No High School Diploma



24%

High School Graduate



24%

Some College



41%

College Graduate

INCOME



\$73,113

Average Household Income



\$27,938

Per Capita Income



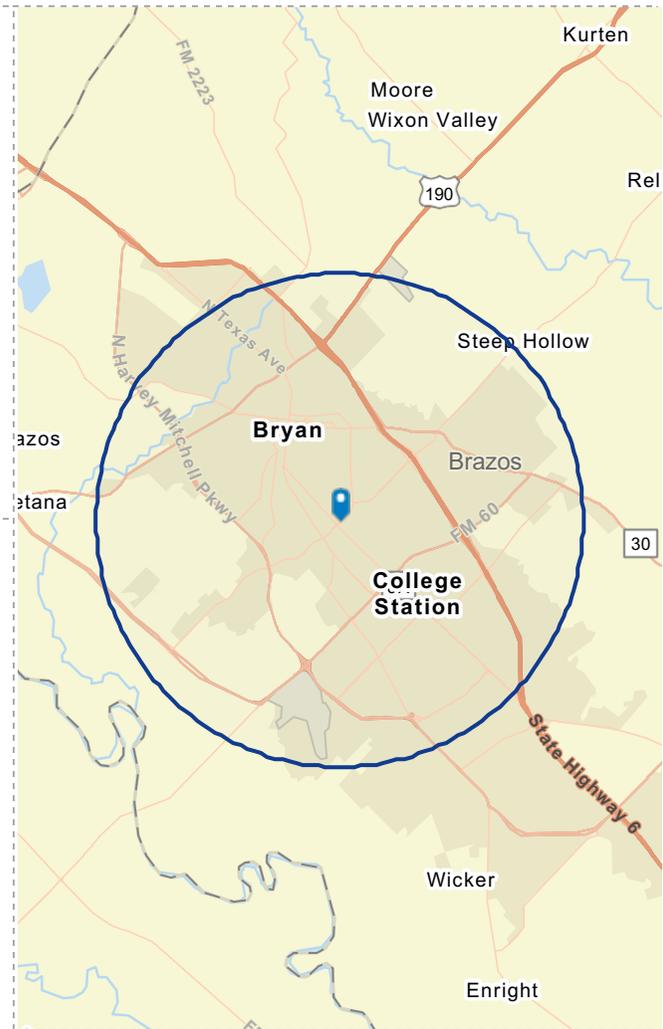
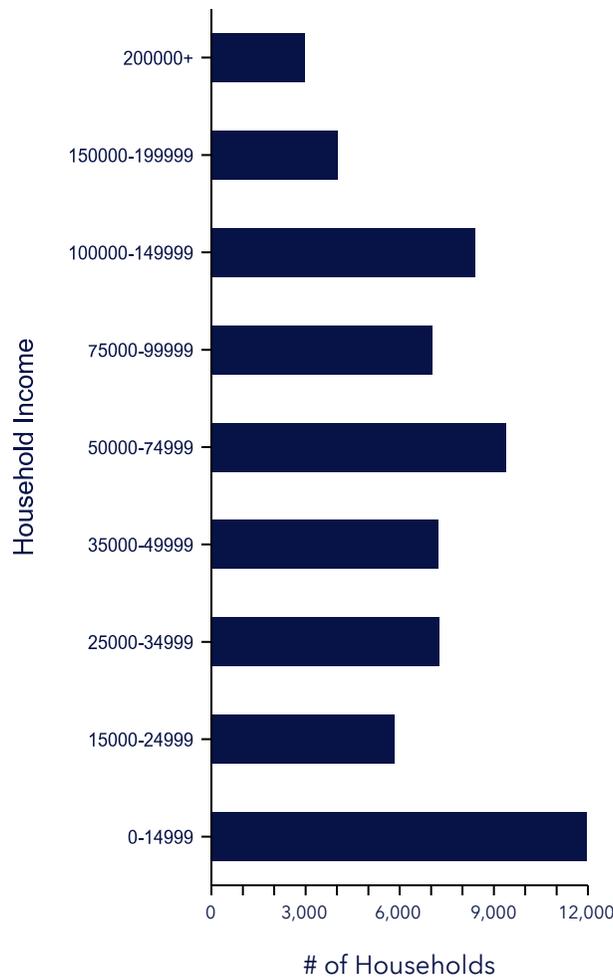
\$446,950

Average Net Worth



\$306,218

Average Home Value



EMPLOYMENT



64%

White Collar



20%

Blue Collar



Services

4.2%

Unemployment Rate

16%

