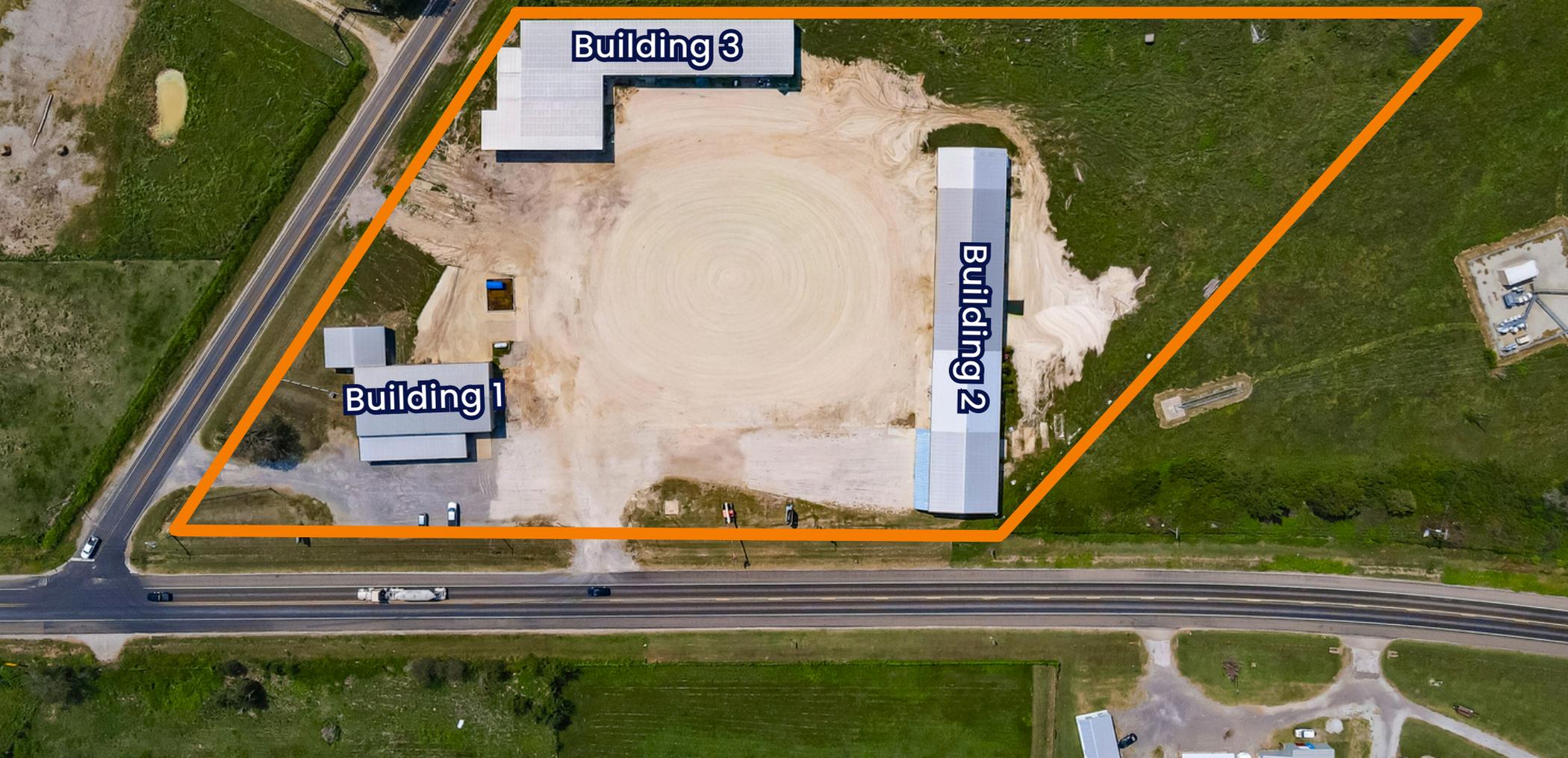


**TURNKEY INDUSTRIAL FACILITY WITH
RETAIL SHOWROOM & YARD SPACE**

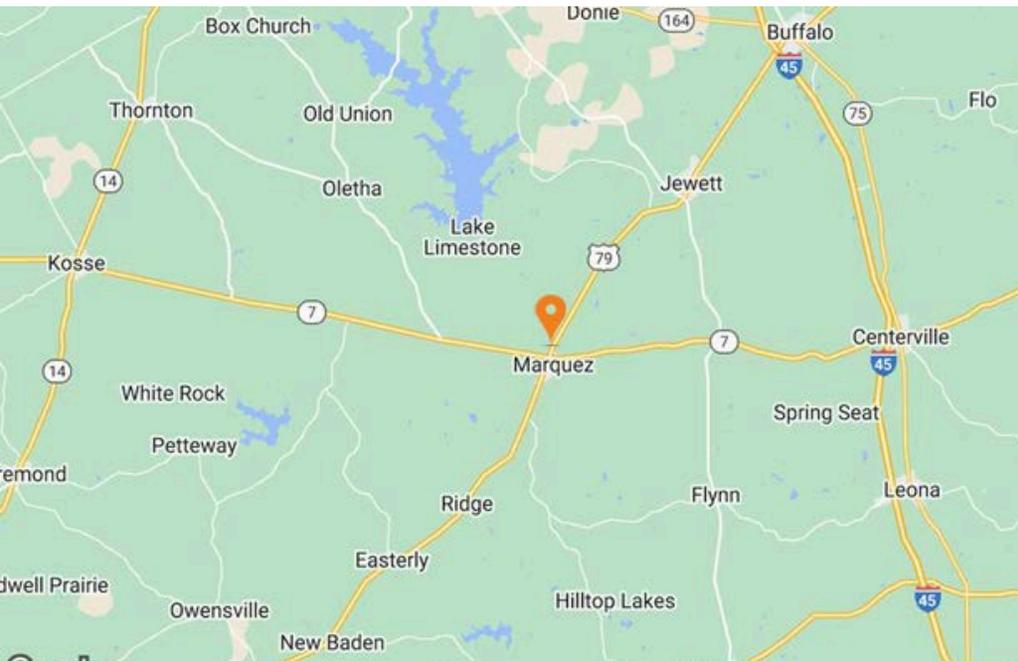


RIVERSTONE
COMMERCIAL REAL ESTATE

FOR SALE / FOR LEASE
17552 U.S. 79
Marquez, TX 77865

BLAKE JONES 979.220.0061 | **GARRETT SPRINGFIELD** 979.676.0008

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



Versatile Industrial & Retail Facility on 6 Acres

\$1,500,000

A one-of-a-kind commercial and/or industrial facility in Central Texas with exceptional accessibility and versatility for a wide range of users. The facility spans ±31,500 SF of improvements across 6 acres on a hard-corner site, with dual access points from both Highway 79 and FM 1146.

Ideally configured for manufacturing, fabrication, or equipment sales operations, the property features a combination of retail showroom, shop/warehouse, and open shed structures—providing ample space to build, store, and sell products on-site. Located just outside city limits, the property benefits from fiber optic data and city utilities, offering the advantages of city services without city restrictions.

All buildings available for lease individually or as a complete package

Building 1 – ±6,500 SF Hard Corner on ±1.25 Acres

\$795,000

Lease Rate: \$4–\$10/SF/yr

- Ideal blend of showroom, executive office, and covered outdoor space
- Unlimited showroom possibilities with front and rear overhead doors
- Dual access to both Hwy 79 and FM 1146 with ample hard-surface parking
- 5,000-gallon fuel containment pad on site
- Seller willing to negotiate retail furnishings, shelving, and a VOIP phone system

Building 2 – ±13,500 SF | 100' Hwy Frontage on ±2.75 Acres

\$750,000

Lease Rate: \$4–\$10/SF/yr

- 3,000 SF fully finished retail showroom creating a customer ready environment
- 3,000 SF warehouse with dual overhead doors for showroom expansion
- 7,500 SF of open shed row
- Hard-surface parking
- Direct access to Hwy 79 with second curb cut available for future use
- Additional acreage in rear offering potential for future growth

Building 3 – ±11,000 SF Warehouse Facility on ±2 Acres

\$400,000

Lease Rate: \$4–\$10/SF/yr

- Abundant yard space, hard surface parking, & loading amenities with five overhead doors
- Ideal for heavy equipment, logistics, or industrial operations
- 3,000 SF shop with doors designed to accommodate trucks & large machinery
- 8,000 SF of warehouse space with industrial ventilation fans
- Dock-high loading area equipped with a spring ramp and overhead door
- FM 1146 access with multiple acreage & driveway configurations available



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Building #1



Building #3

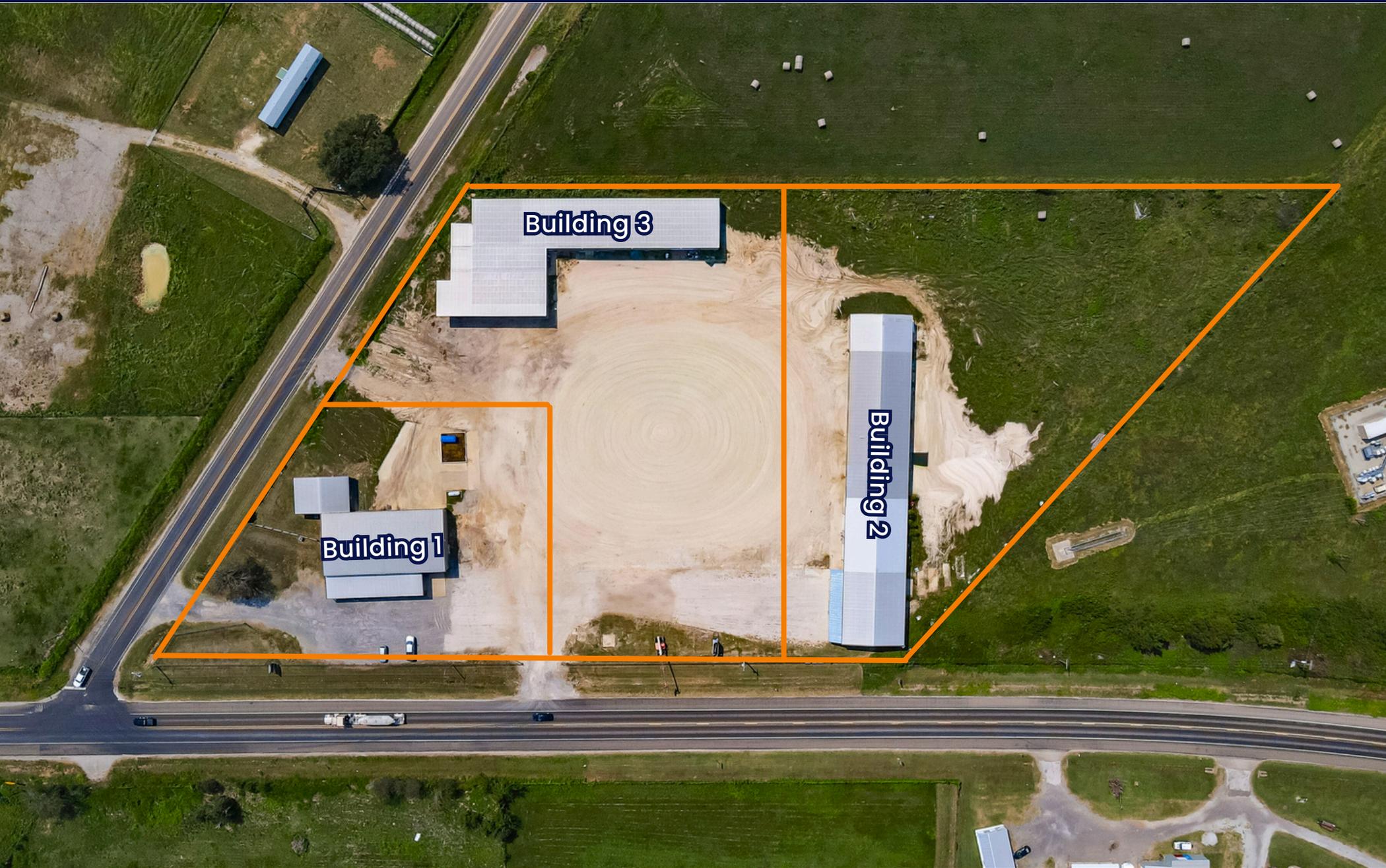


Building #2



Building #2

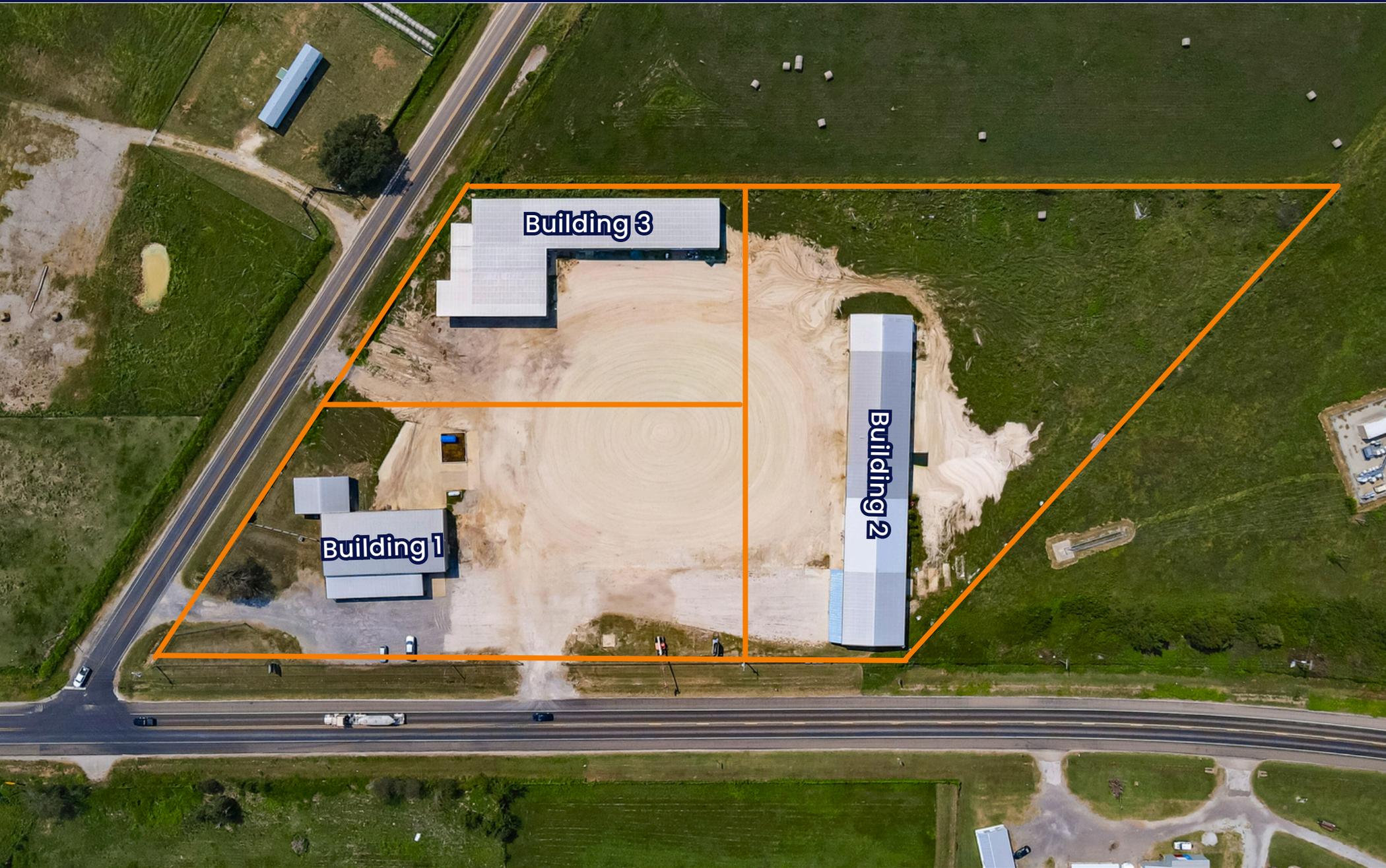




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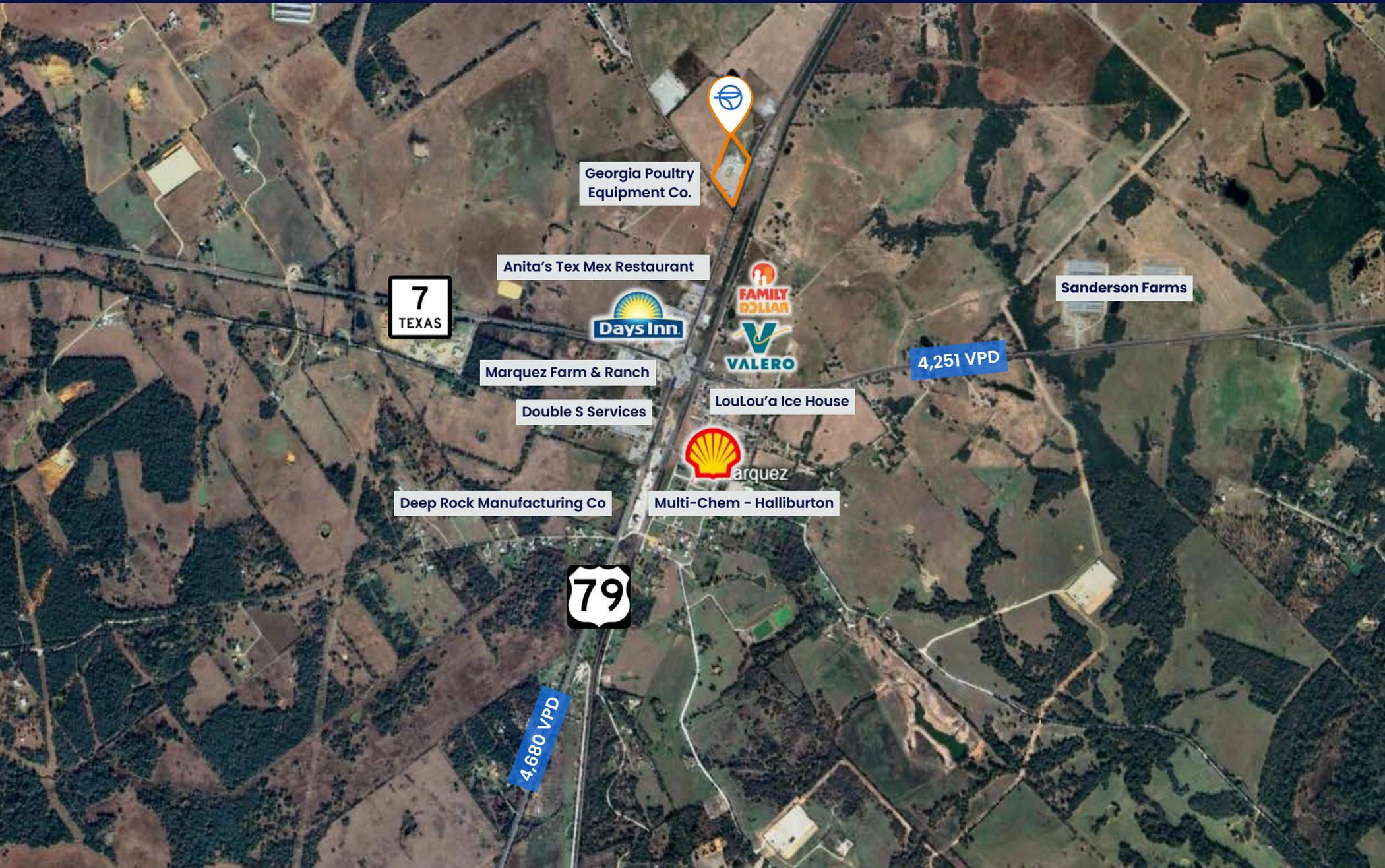
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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 20 miles

KEY FACTS

48.5

Median Age



7,404

Households

\$54,338

Median Disposable Income



17,670

2023 Total Population

EDUCATION

13%

No High School Diploma



39%

High School Graduate



30%

Some College



19%

College Graduate

INCOME



\$94,923

Average Household Income



\$39,561

Per Capita Income



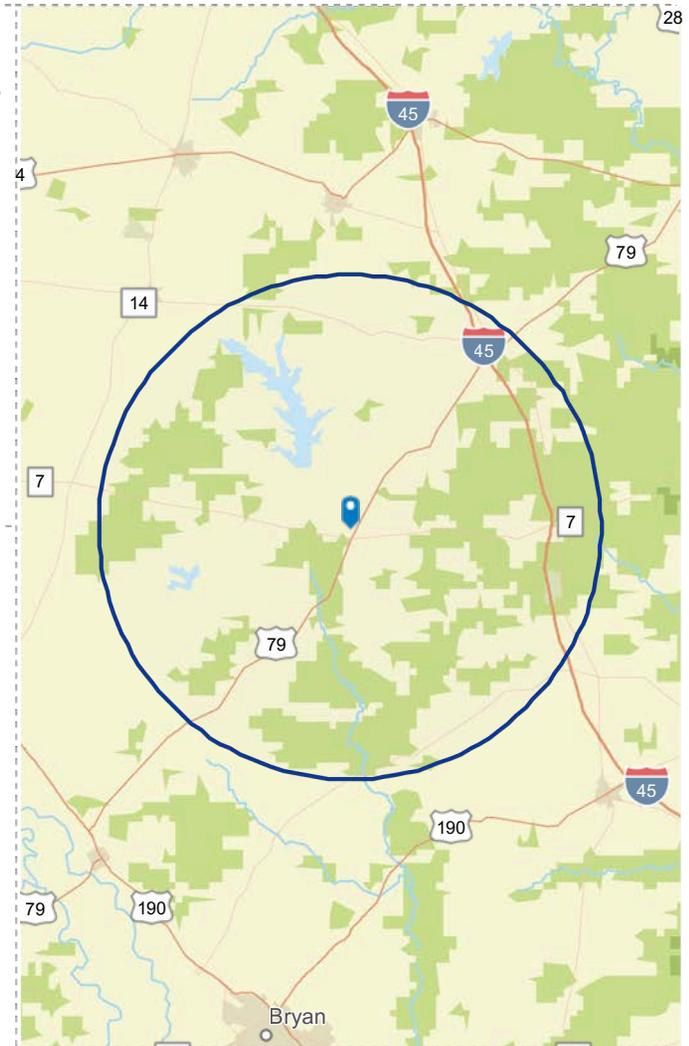
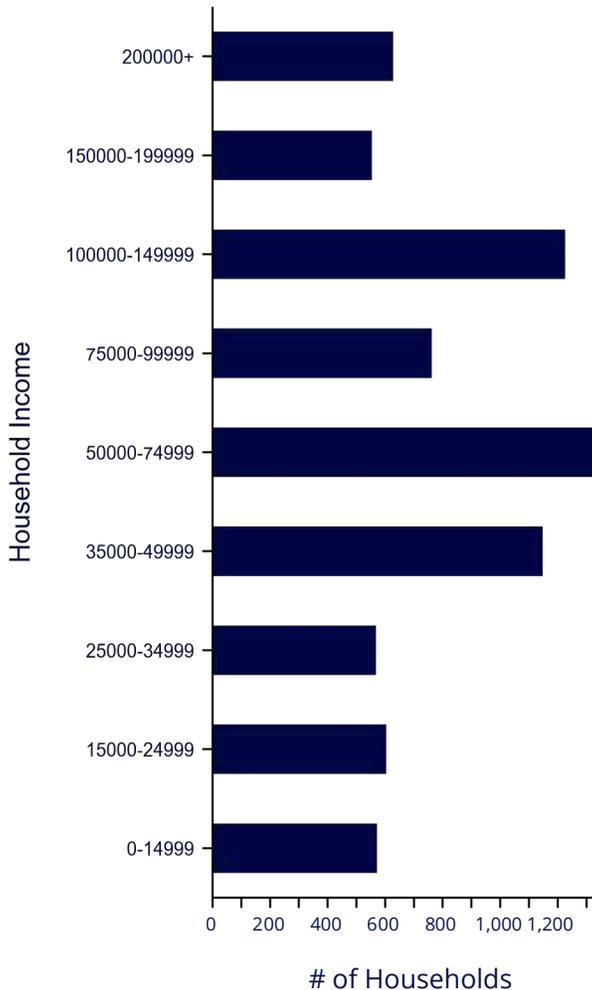
\$1,409,671

Average Net Worth



\$315,530

Average Home Value



EMPLOYMENT



48%

White Collar



34%

Blue Collar



18%

Services

4.2%

Unemployment Rate

