



RIVERSTONE
LAND AND RANCH

±11 Acres | TBD FM 39
Jewett, TX 75846

LONDON ALLEN 903.875.9798

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



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	±11.39 Acres
Road Frontage:	±1,355 Feet on FM 39; ±460 Feet on Hwy 7
Accessibility:	FM 39
Terrain:	Mostly Open
Water:	Water Meter; Robbins/Concord Public Water Corp

PROPERTY HIGHLIGHTS

This ±11.39-acre tract offers a rare opportunity to own a highly visible piece of land positioned along a major highway corridor in the rapidly growing Brazos Valley region. With substantial frontage along the roadway and a natural layout that follows the highway alignment, the property provides excellent accessibility and long-term investment potential.

The land features a blend of open areas and natural landscape, and existing improvements located near the entrance of the property. The configuration of the tract allows for multiple potential uses including residential development, a private estate, recreational retreat, or future commercial opportunity depending on buyer objectives.

Convenient access to nearby communities, employment centers, and regional transportation routes further enhances the property's appeal. Whether you are looking to develop, build a private homesite, or secure land in the path of continued growth, this tract offers both versatility and strong upside potential.

- Strong highway frontage and visibility
- Existing improvements near entrance
- Flexible layout suitable for development or estate use
- Located in the growing Brazos Valley region
- Excellent long-term investment potential
- The area is experiencing significant oil and gas development.
- The land benefits from strong daily traffic volume.



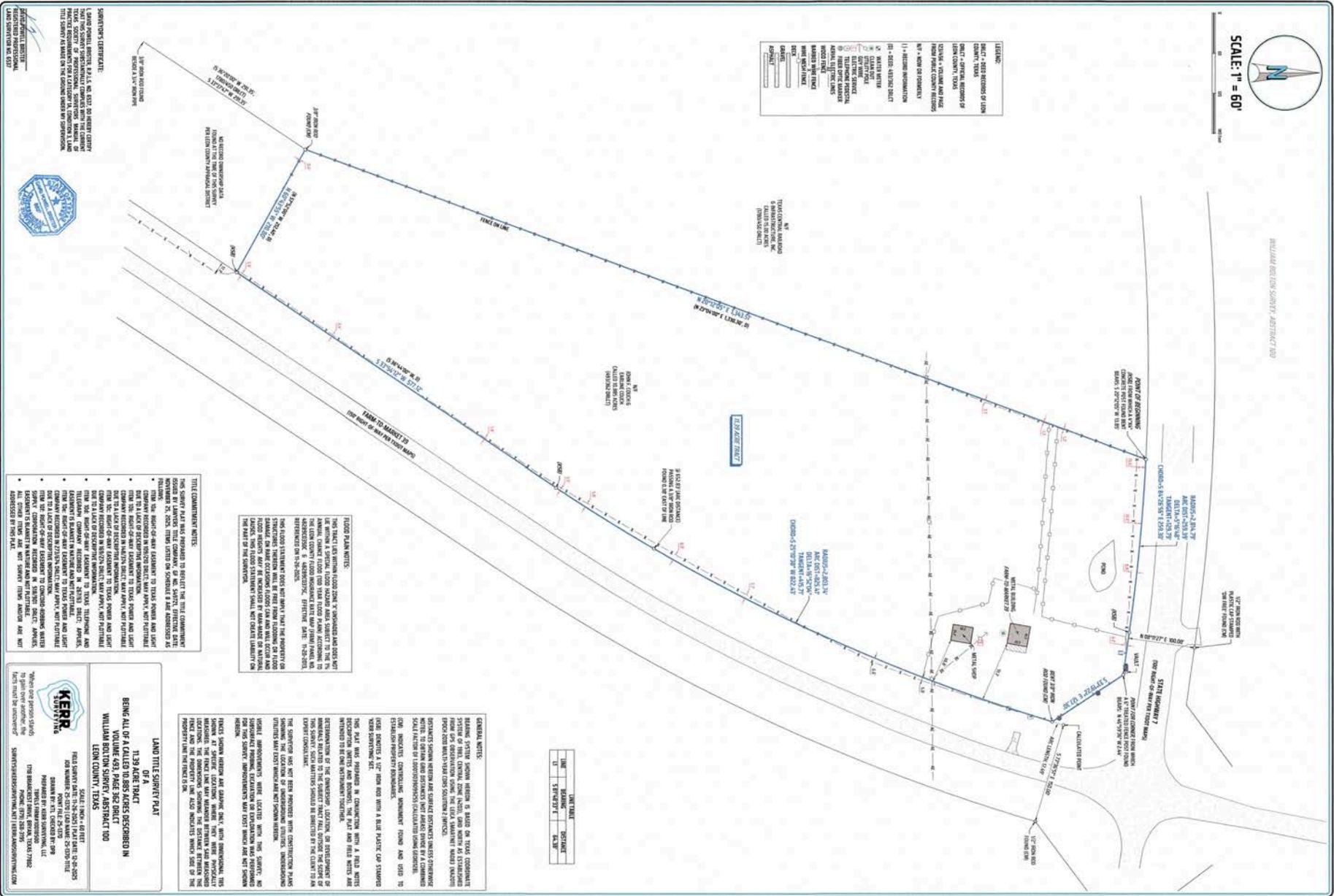
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LANDON ALLEN
Partner

903.875.9798 | landon@riverstoneecos.com



SURVEYOR'S CERTIFICATE:
 I, JAMES DONALD BOWEN, P.E., do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Texas. I am duly Licensed Professional Engineer in the State of Texas. I am duly Licensed Professional Engineer in the State of Texas. I am duly Licensed Professional Engineer in the State of Texas.



TITLE COMMITMENT NOTES:
 THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT AS SHOWN BY THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS SURVEY PLAT AND HAS FOUND THAT THE SAME IS ACCURATELY DESCRIBED BY THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS SURVEY PLAT AND HAS FOUND THAT THE SAME IS ACCURATELY DESCRIBED BY THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE X (MODERATE AND HIGH RISK) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13080C0101A, DATED 08/01/2010, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS SURVEY PLAT AND HAS FOUND THAT THE SAME IS ACCURATELY DESCRIBED BY THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

GENERAL NOTES:
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1989, CHAPTER 81, TEXAS STATUTES ANNOTATED. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS SURVEY PLAT AND HAS FOUND THAT THE SAME IS ACCURATELY DESCRIBED BY THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

LINE	TWO INCH	FOUR INCH
1	1/2"	1/2"
2	1/2"	1/2"
3	1/2"	1/2"

LAND TITLE SURVEY PLAT
 OF A
 11.39 ACRE TRACT
 BEING ALL OF A CALLED TO BE DESCRIBED IN
 VOLUME 493, PAGE 382 DISTRICT
 WILLIAM BOWEN SURVEY, ABSTRACT 000
 LEON COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
 FIELD NOTES: 12/15/2023
 DRAWN BY: J. BOWEN
 CHECKED BY: J. BOWEN
 DATE: 12/15/2023

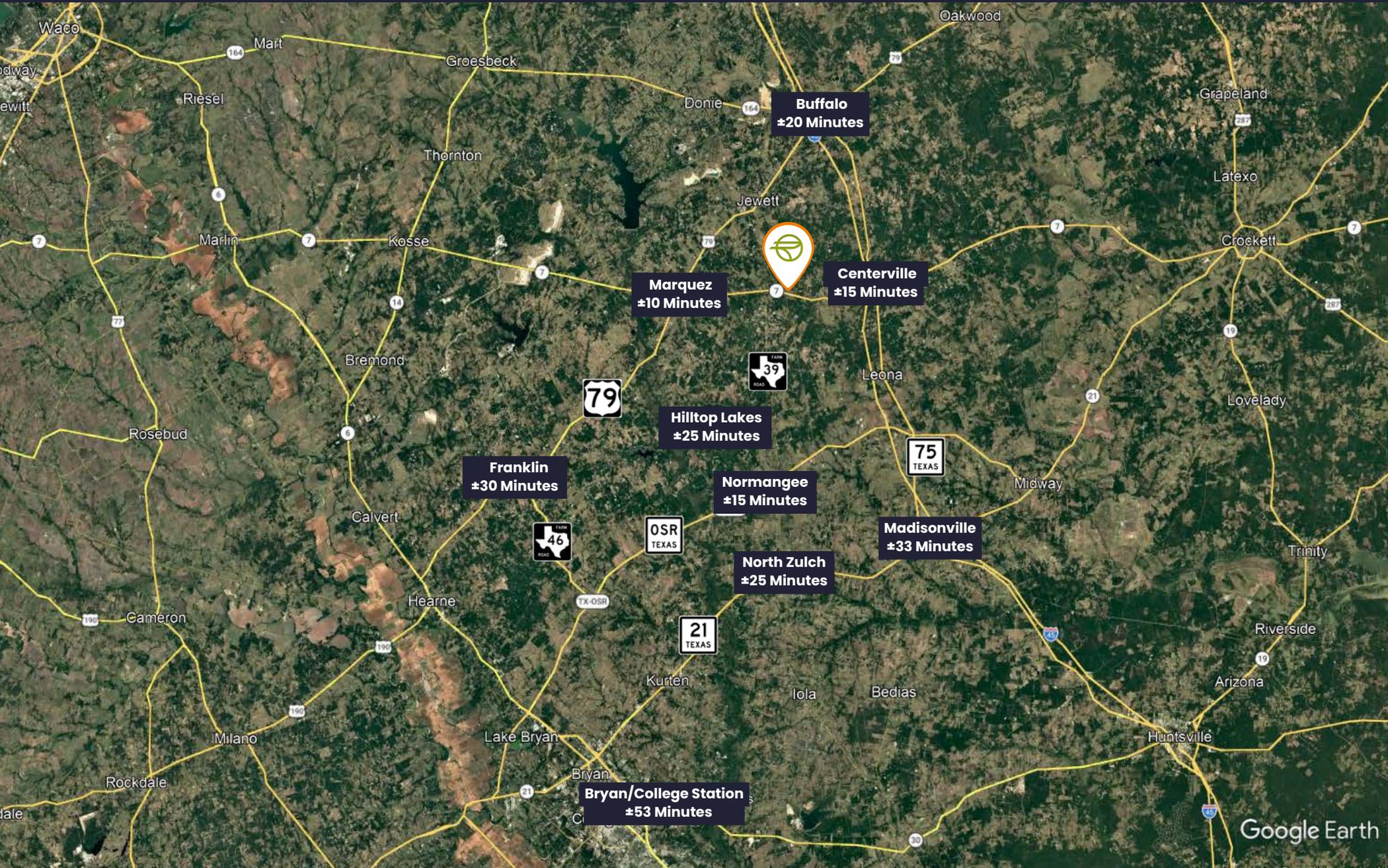
PREPARED BY: JAMES DONALD BOWEN, P.E.
 LICENSE NO. 12345
 TARRANT COUNTY, TEXAS



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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

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Phone

James Jones

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545598

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jim@riverstoneecos.com

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Phone

Licensed Supervisor of Sales Agent/
Associate

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Email

Phone

Landon Allen

Sales Agent/Associate's Name

0668938

License No.

Landon@riverstoneecos.com

Email

(903) 875-9798

Phone

Buyer/Tenant/Seller/Landlord Initials

Date