



RIVERSTONE
COMMERCIAL REAL ESTATE

PRE-SALE
2825 Earl Rudder Fwy S
College Station, TX 77845

CHRIS LERMANN 979.943.7614

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



PROPERTY HIGHLIGHTS

- New office condominium development located on Highway 6 in College Station
- Shell units available for sale, ranging from ±1,812 SF to ±2,032 SF
- Two-story design with second floor suited for private offices or leadership use
- Developer build-out available at an additional cost
- Units may be customized to meet specific business needs
- Limited office condo ownership opportunities remain in College Station
- Future phases planned
- Monthly POA dues: \$375.00
- Ability to purchase multiple units and lease surplus space for added flexibility



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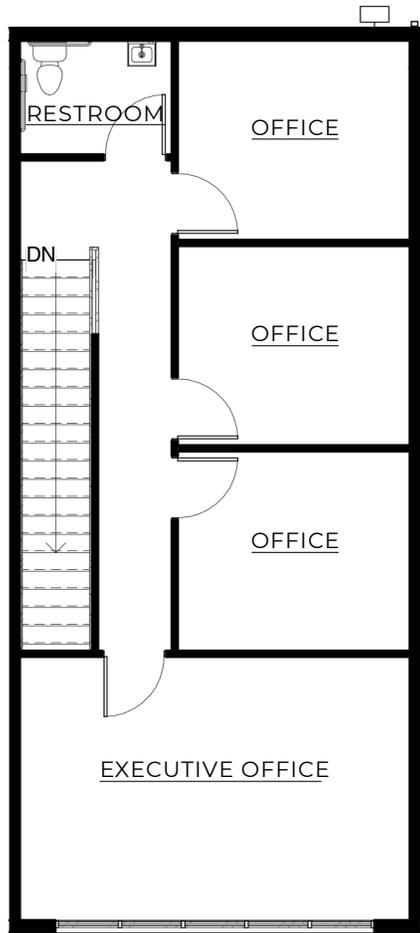
UNIT	PRICE	FLOORS
101	\$470,000.00	1,880 SF
102	\$434,880.00	1,812 SF
103	\$434,880.00	1,812 SF
104	\$487,680.00	2,032 SF

UNIT	PRICE	FLOORS
105	\$487,680.00	2,032 SF
106	\$434,880.00	1,812 SF
107	\$434,880.00	1,812 SF
108	\$471,380.00	1,924 SF

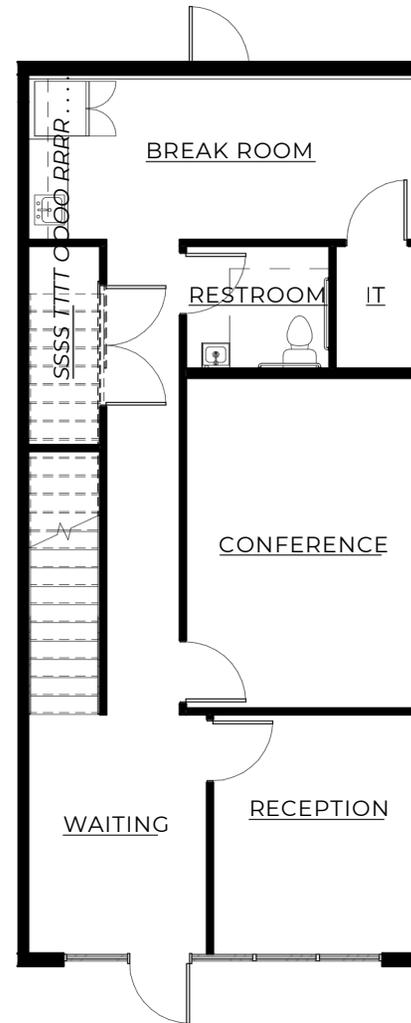
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SAMPLE FLOOR PLAN



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Site Demographic Summary



RIVERSTONE
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Ring of 5 miles

KEY FACTS

24.6

Median Age

60,274

Households

\$44,944

Median Disposable Income

157,817

2023 Total Population

EDUCATION

5%

No High School Diploma



17%

High School Graduate



24%

Some College



55%

College Graduate

INCOME



\$85,819

Average Household Income



\$32,941

Per Capita Income



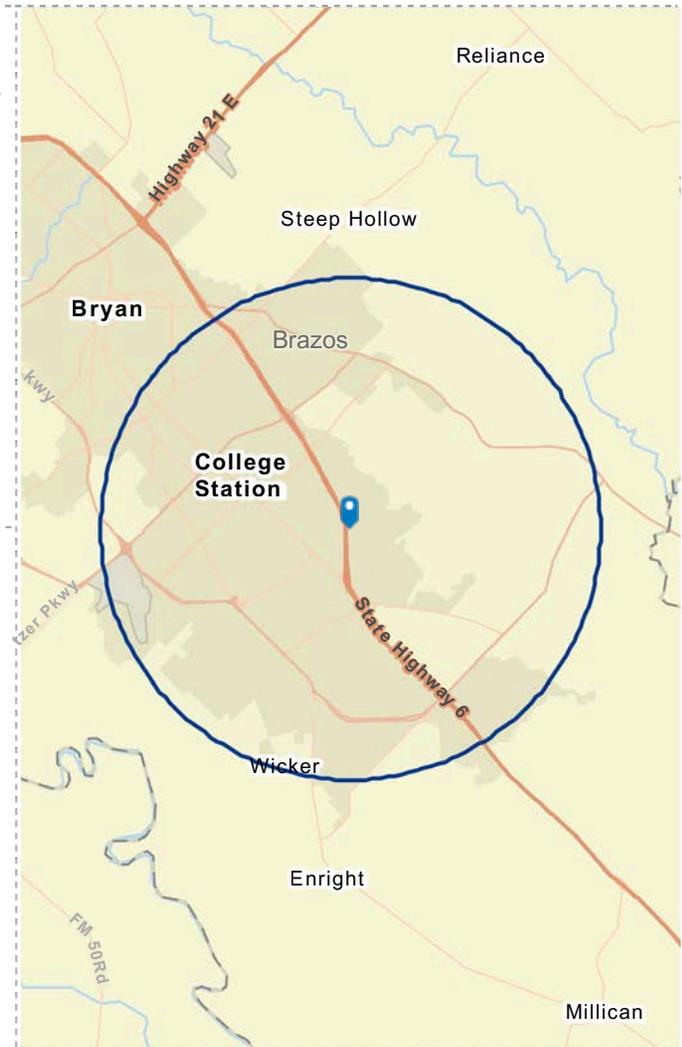
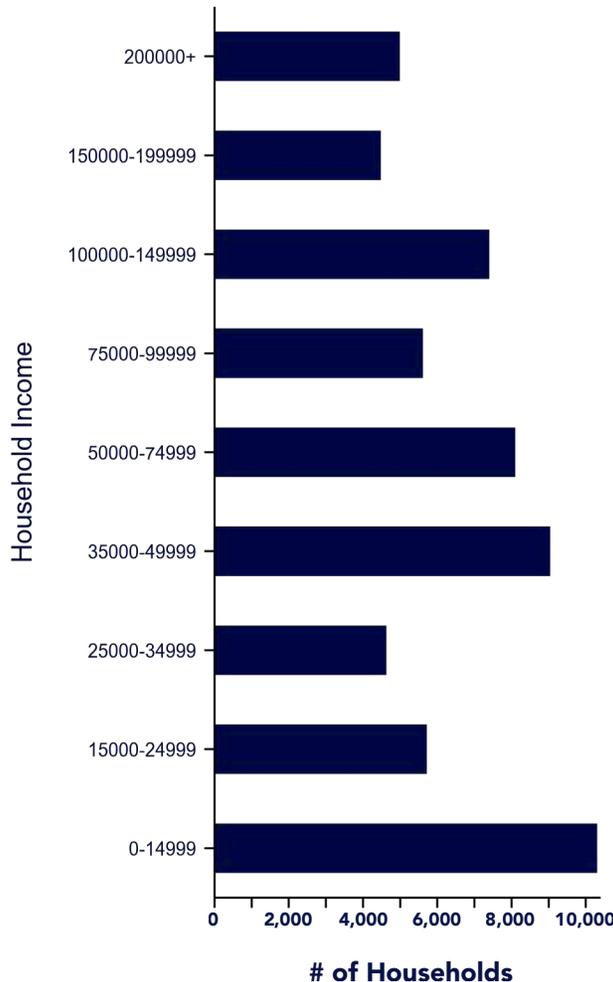
\$716,749

Average Net Worth



\$402,919

Average Home Value



EMPLOYMENT



74%

White Collar



12%

Blue Collar



14%

Services

3.2%

Unemployment Rate

