

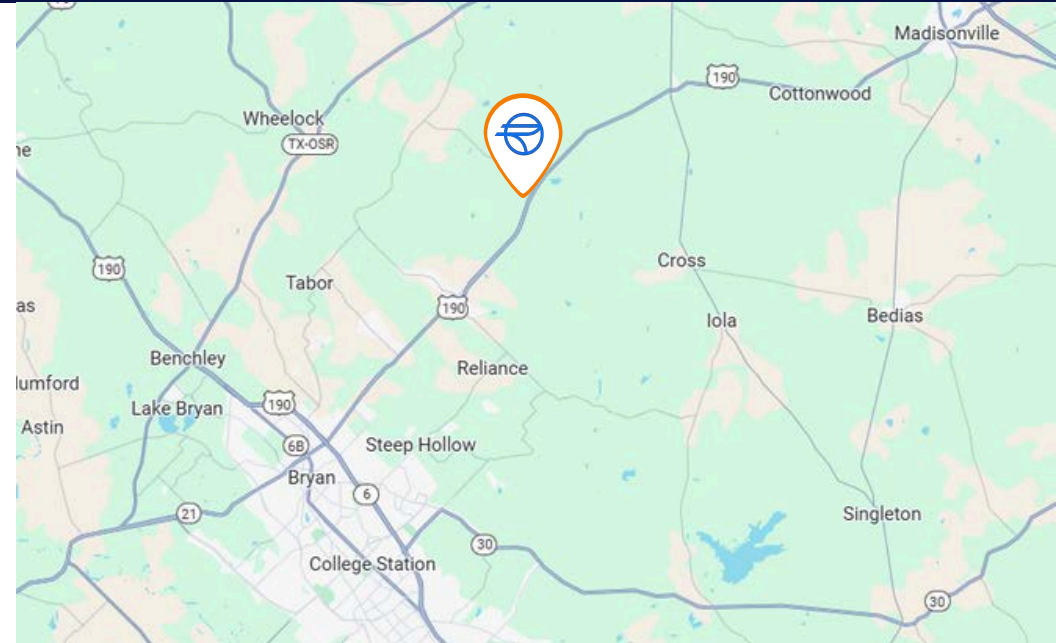
**ADJACENT ±80 ACRES  
ALSO AVAILABLE**



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**6.89 Acres + Truck Stop Plans**  
**TBD FM 974 & HWY 21**  
Bryan, TX 77808

# TBD FM 974 & HWY 21 | Bryan, TX



## PROPERTY DESCRIPTION

6.89 acres with plans for a 6,454 SF truck stop featuring 5 MPDs, 4 truck fueling positions, and an attached 2,128 SF retail suite.

## PROPERTY HIGHLIGHTS

- Hard Corner
- No Fuel Contract
- 46 Parking Spaces, 8 Truck Parking Spaces
- ±1100 feet of Frontage on State Highway 21
- ±300 Feet of Frontage on FM 974
- Located 15 Minutes from Bryan, 25 Minutes from Interstate 45
- Adjacent ±80 Acres Also Available

## OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: ±6.89 Acres

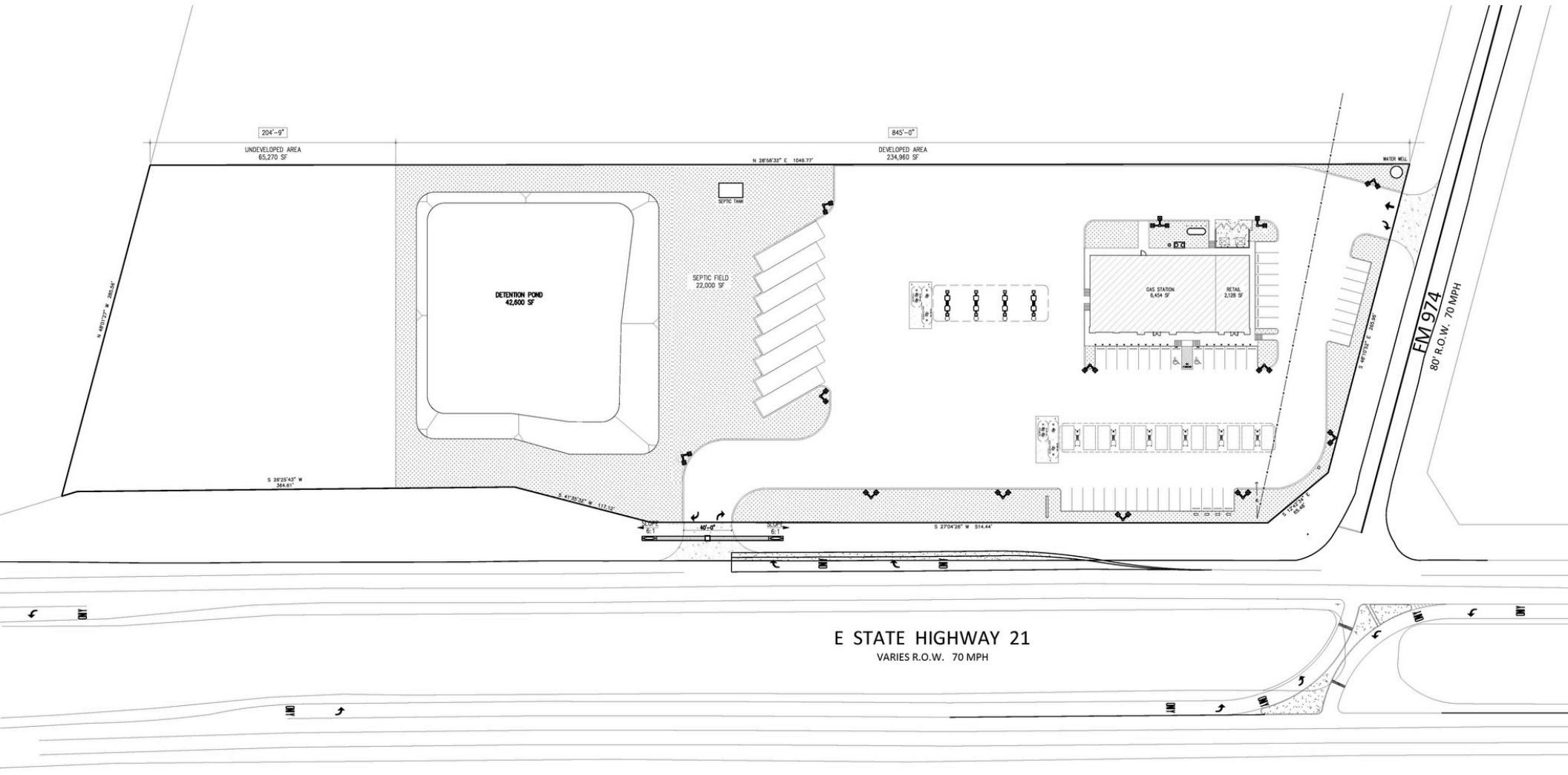


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# TBD FM 974 & HWY 21 | Bryan, TX - Concept Plan



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North Zulch, TX

Valero DOLLAR GENERAL EXXON

Madisonville, TX

Walmart Brookshire Brothers TSC TRACTOR SUPPLY CO McDonald's TACO BELL SONIC Pizza Hut Best Western Days Inn

Bryan, TX

Walmart H-E-B BURGER KING TACO BELL McDonald's Kroger PREMIERE CINEMAS C&J Barbeque TARGET Wendy's Freddy's DUTCH BROS Racker Parrel PANDA EXPRESS

9,870 VPD



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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 15 miles

## KEY FACTS

38.1

Median Age



19,628

Households

\$67,579

Median Disposable Income



50,217

2023 Total Population

## EDUCATION

9%

No High School Diploma



29%

High School Graduate



26%

Some College



35%

College Graduate

## INCOME



\$106,842

Average Household Income



\$41,936

Per Capita Income



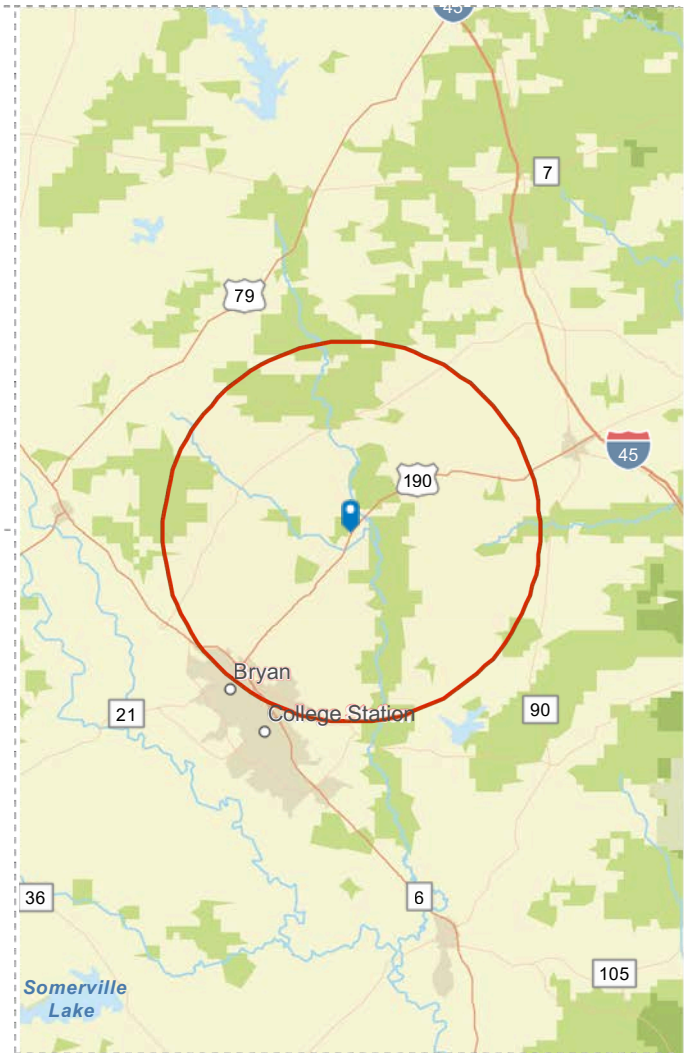
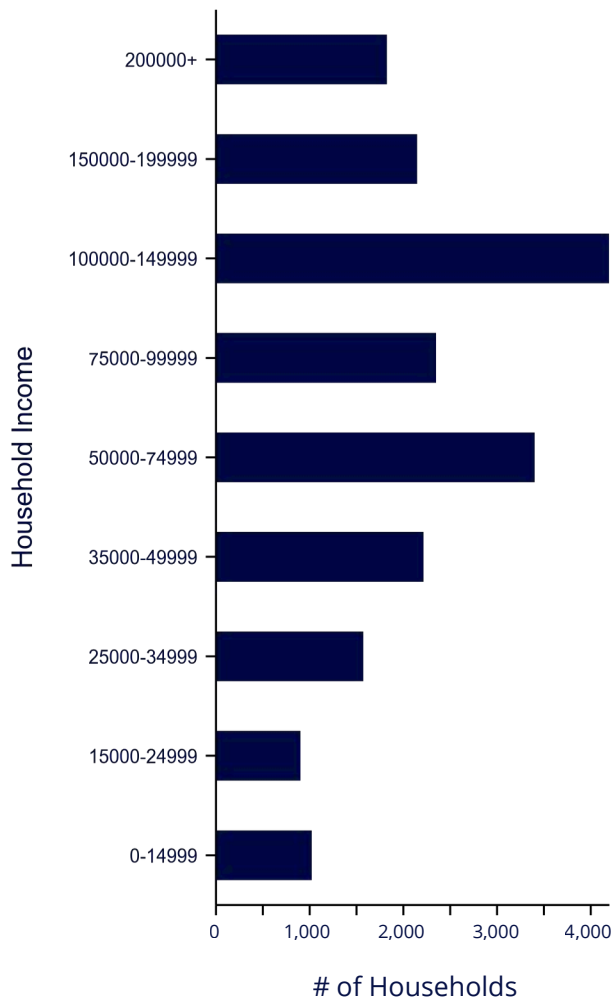
\$1,267,450

Average Net Worth



\$394,663

Average Home Value



## EMPLOYMENT



65%

White Collar



23%

Blue Collar



12%

Services

3.7%

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.

**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.

<b>Riverstone Companies, LLC</b>	<b>9008522</b>	<b>info@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>James Jones</b>	<b>545598</b>	<b>jim@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	<b>(832) 794-0767</b> _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	