

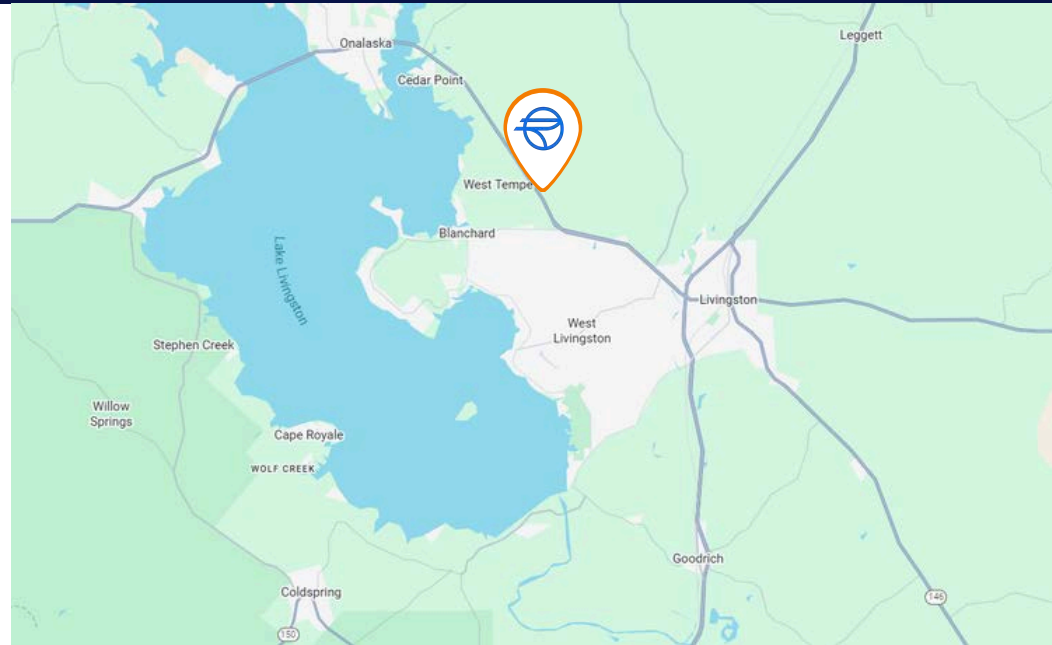


**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**TRIPLE J LANES**  
6900 US-190  
Livingston, TX 77351

JARRED TAYLOR 936.525.0069

[www.riverstonecos.com](http://www.riverstonecos.com) | 1095 Evergreen Circle, Suite 218 | The Woodlands, TX 77380



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	20,800 SF
Lot Size:	5 Acres
US 190 Frontage:	±415 Feet
US 190 Traffic Counts:	20,156 VPD

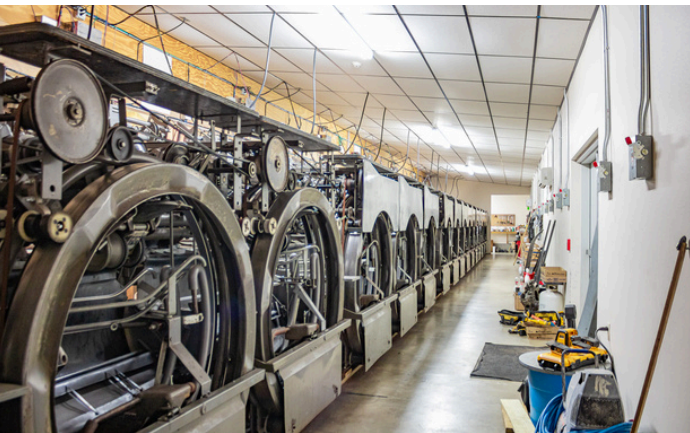
## PROPERTY HIGHLIGHTS

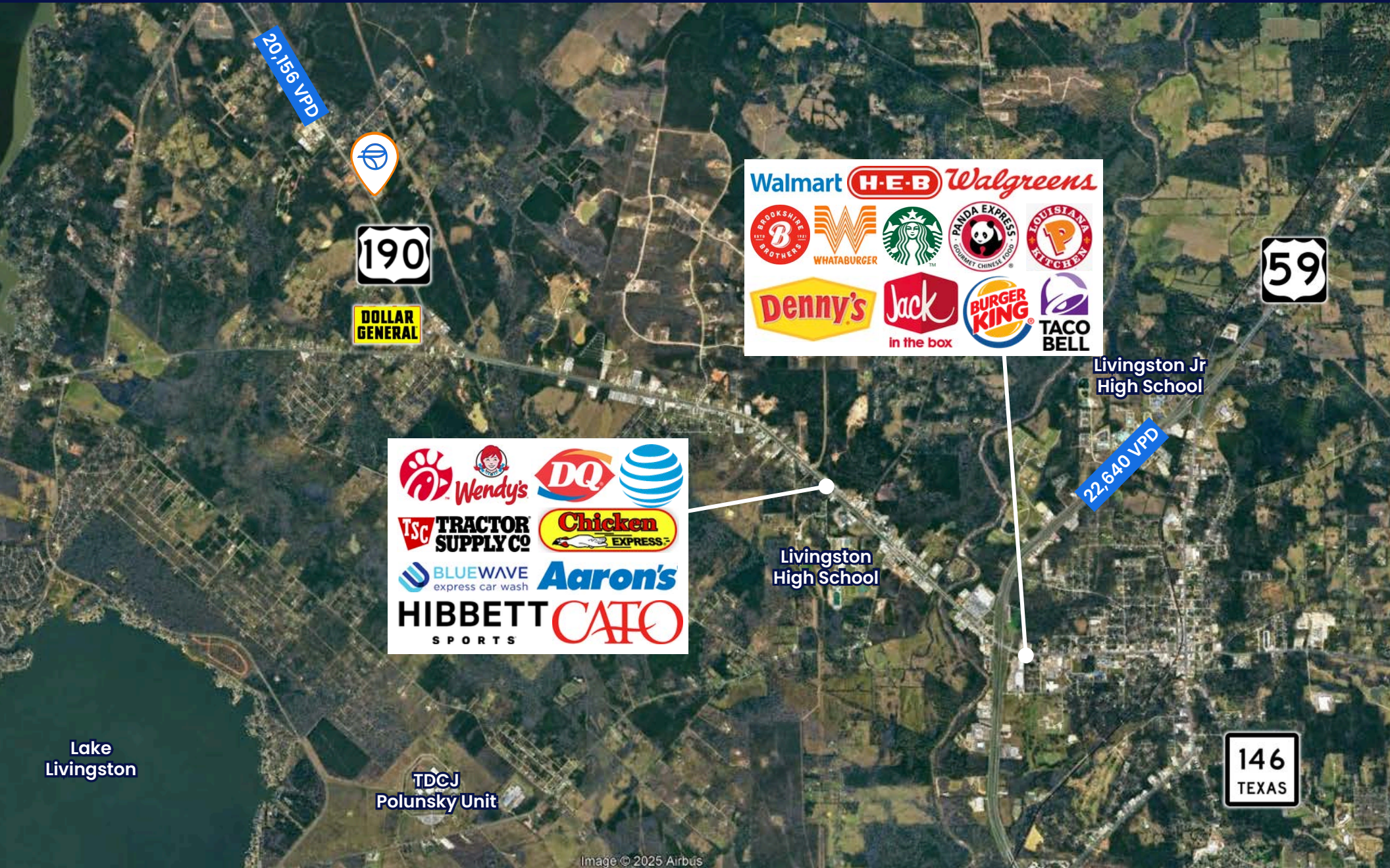
- Fully Operational Bowling Alley
- Business and Real Estate Included in Sale
- Fully-Sanctioned Leagues
- 16 Lanes (Synthetic), Brunswick Converted A2's Pinn Setters, and Qubica Scoring System
- Full-Service Bar & Kitchen, Vending/Arcade Machines, (3) Pool Tables, Party Rooms
- Affiliated with BPAA (Bowling Proprietors Association of America)
- Ample Parking



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**JARRED TAYLOR**  
Managing Director - Partner  
281.210.0018 | jarred.taylor@riverstonecos.com





20,156 VPD

22,640 VPD



DOLLAR GENERAL

Walmart H-E-B Walgreens  
Brookshire Brothers Whataburger Starbucks Panda Express Louisiana Fishery  
Denny's Jack in the box Burger King Taco Bell

Wendy's DQ AT&T  
TSC Tractor Supply Co. Chicken Express  
Bluewave express car wash Aaron's  
HIBBETT SPORTS CATO

Livingston High School

Livingston Jr High School



Lake Livingston

TDCJ Polunsky Unit



Image © 2025 Airbus



# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

**46.4**

Median Age



**4,547**

Households

**\$51,828**

Median Disposable Income



**14,563**

2023 Total Population

## EDUCATION

**19%**

No High School Diploma



**41%**  
High School Graduate



**26%**  
Some College



**13%**  
College Graduate

## INCOME



**\$82,157**

Average Household Income



**\$25,642**

Per Capita Income



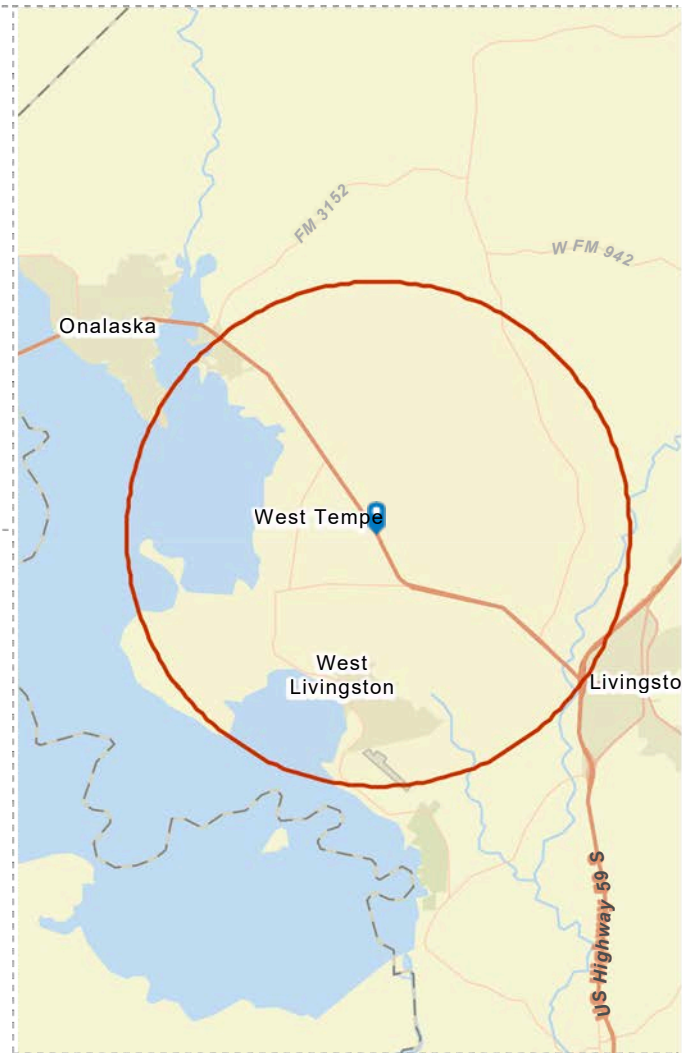
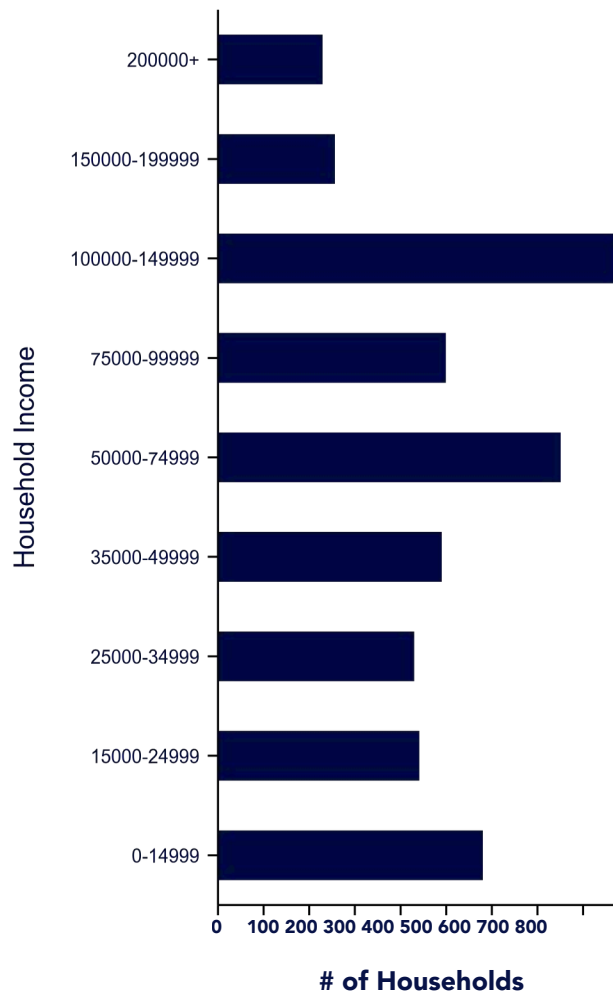
**\$996,667**

Average Net Worth



**\$289,352**

Average Home Value



## EMPLOYMENT



**47%**

White Collar



**36%**

Blue Collar



Services

**17%**

Unemployment Rate

**3.4%**

# 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

License No.

info@riverstonecos.com

Email

(979) 431-4400

Phone

### James Jones

Designated Broker of Firm

545598

License No.

jim@riverstonecos.com

Email

(979) 431-4400

Phone

Licensed Supervisor of Sales Agent/  
Associate

### Jarred Taylor

Sales Agent/Associate's Name

License No.

746005

License No.

jarred.taylor@riverstonecos.com

Email

(936) 525-0069

Phone

Buyer/Tenant/Seller/Landlord Initials

Date