

**UNDER CONSTRUCTION
OFFICE CONDOS FOR SALE**



RIVERSTONE
COMMERCIAL REAL ESTATE

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

- Units currently under construction – renderings shown are for illustrative purposes
- 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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Conceptual rendering for illustrative purposes only. Final building design, monument signage, site layout, landscaping, materials, colors, dimensions, and tenant signage are subject to change and may vary from what is shown.



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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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Each unit is delivered as a shell office condominium with developer build-out available at an additional cost. The examples below illustrate several ways a buyer may customize the interior layout, room mix, & finishes to support their business.

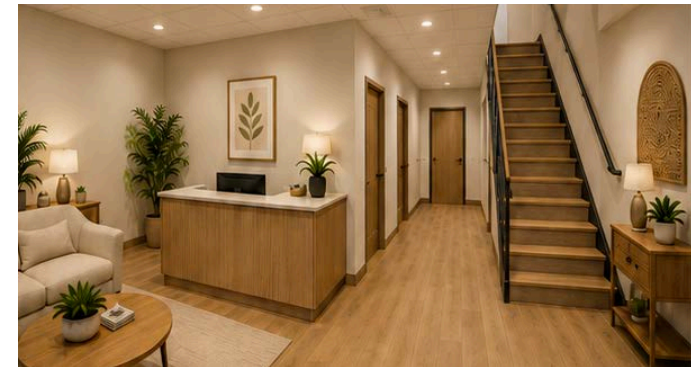


1. Professional Office Suite

- **Ideal for:** Attorney, CPA, consulting, insurance, real estate, engineering
- **Sample program:** Reception / waiting, conference room, break room, IT / storage, 3-5 private offices, executive office, restrooms
- **Finish character:** Painted gypsum walls, commercial flooring, solid-core doors, simple breakroom casework, modern lighting

2. Client-Facing Wellness / Service Office

- **Ideal for:** Counseling, coaching, therapy, private client services
- **Sample program:** Reception, calm waiting area, 3-4 consultation rooms, staff work area, break area, storage, restroom access
- **Finish character:** Warm neutral palette, privacy-minded layout, wood-look flooring or carpet tile, soft lighting, clean millwork



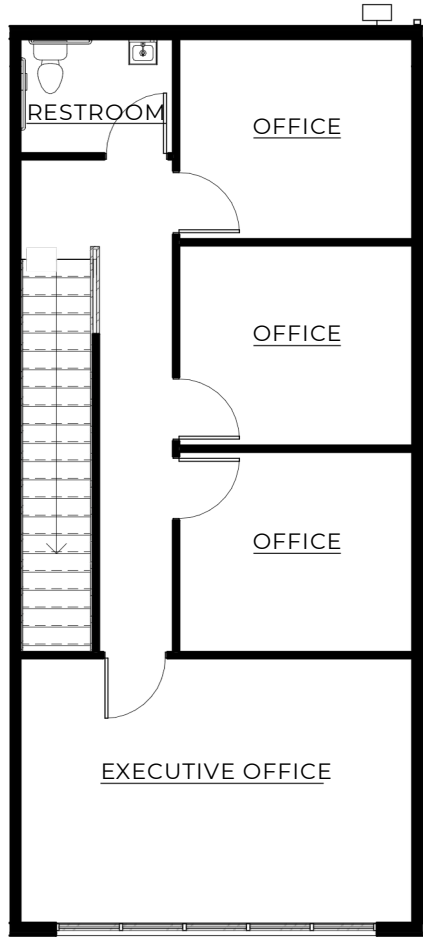
3. Creative / Design / Showroom Office

- **Ideal for:** Architect, interior designer, builder, marketing agency, selections studio
- **Sample program:** Open collaboration area, conference / selections table, 1-3 private offices, display wall, storage, reception
- **Finish character:** Accent wall, display shelving, upgraded casework, durable flooring, feature lighting, flexible open workspace

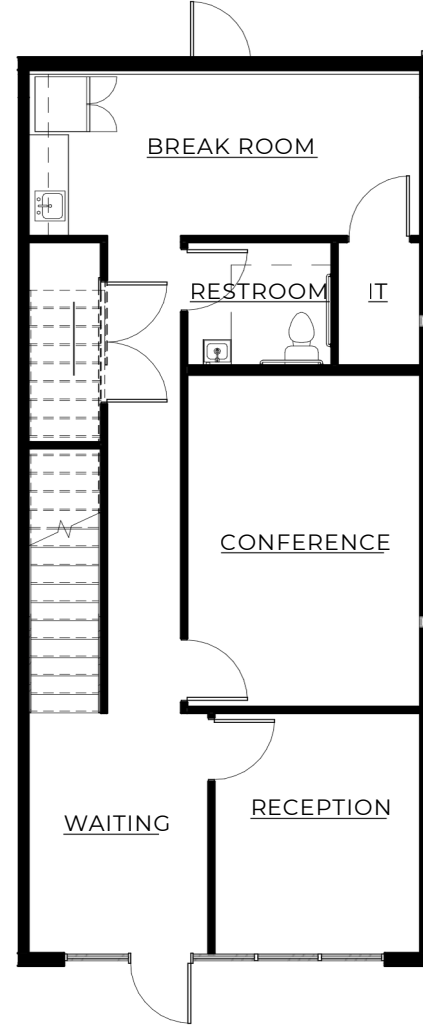
Images and layouts are conceptual examples only. Final design, cost, specifications, permitting, accessibility, MEP requirements, and occupancy approvals will vary by buyer, intended use, and applicable code. Developer build-out available at an additional cost.



SAMPLE FLOOR PLAN



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



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



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KOHL'S HomeGoods **FIREHOUSE SUBS**
DOLLAR TREE **F&F CATO**
Los Cocos MEXICAN CAFE NOTHING BUT THE CAKES **EYEMART EXPRESS**

HOBBY LOBBY **ROSS DRESS FOR LESS** **cicis pizza**
PETCO **Starbucks BEAUTY** **Great Clips**
BUCK'S **CHAMPION OPTICAL** **Stanton OPTICAL**

AGGIELAND CREDIT UNION **WELLS FARGO**
PNC **Drew's CAR WASH**
HARBOR FREIGHT **Dutch Bros Coffee**

H-E-B **HAVERTYS FURNITURE** **Target**
SMOOTHIE KING **DSW** **Marble SLAB CREAMERY**
scobots **OLD NAVY** **boost mobile**



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Site Demographic Summary



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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



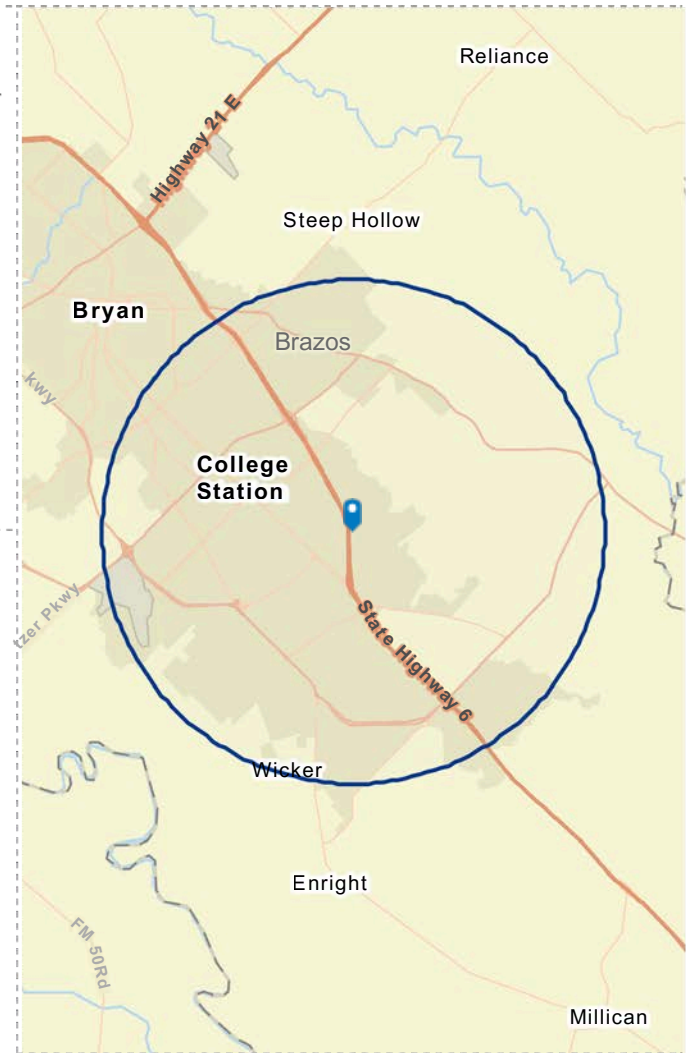
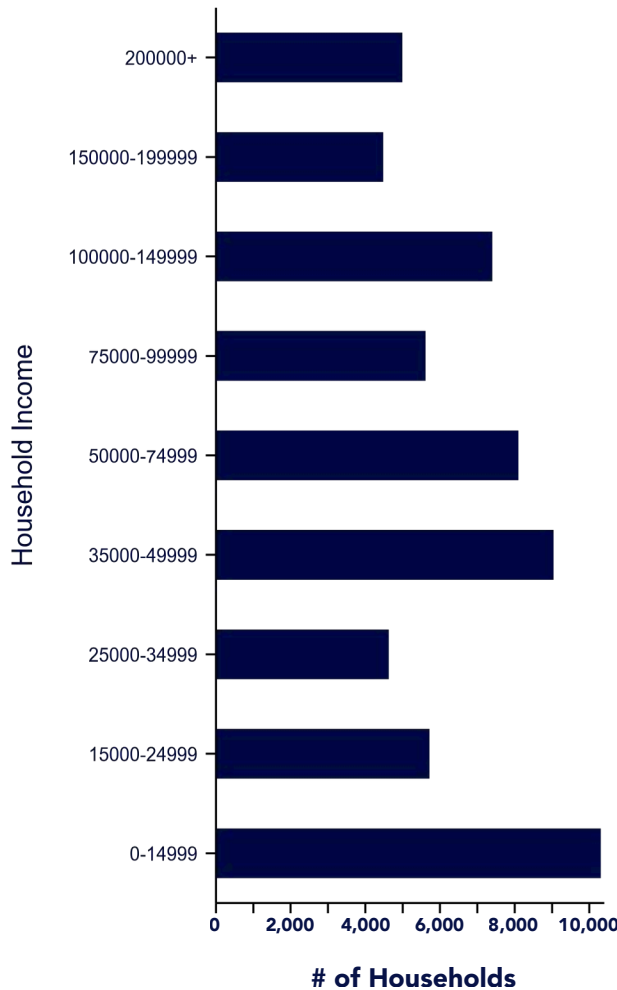
\$716,749

Average Net Worth



\$402,919

Average Home Value



EMPLOYMENT



White Collar

74%



Blue Collar

12%



Services

14%

3.2%

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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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	_____ License No.	_____ Email	_____ Phone
Chris Lermann _____ Sales Agent/Associate’s Name	827869 _____ License No.	chris.lermann@riverstonecos.com _____ Email	(979) 943-7614 _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		