



Earl Rudder Freeway - 76,305 VPD

Veteran's Park & Athletic Complex

University Drive - 25,144 VPD



CANDLEWOOD SUITES



RIVERSTONE
COMMERCIAL REAL ESTATE

FOR SALE | HUDSON @ UNIVERSITY OFFICE CONDOS

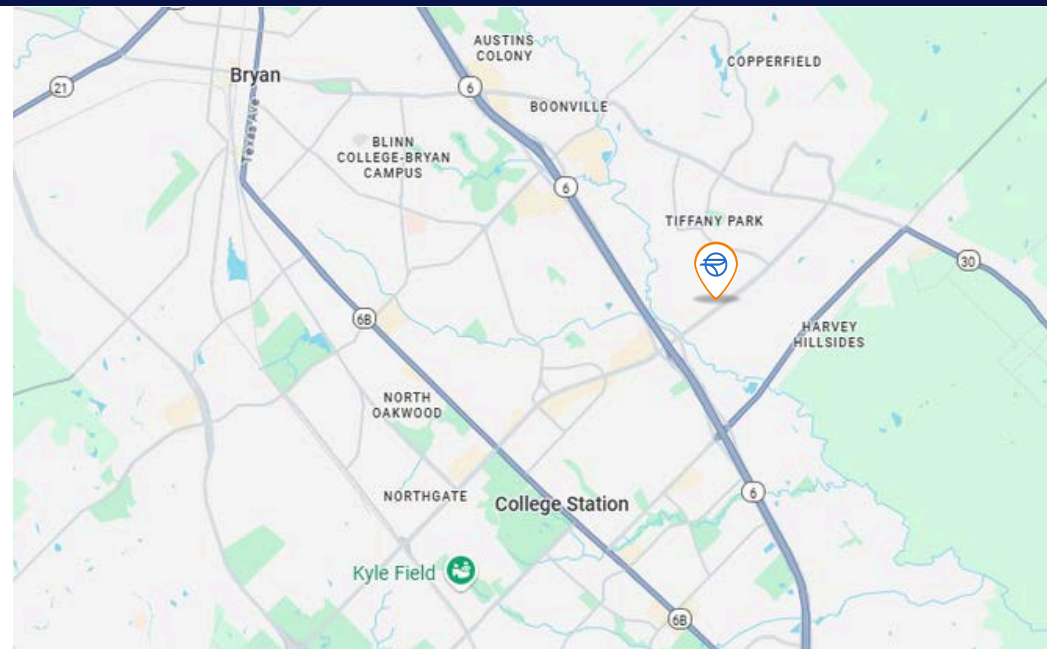
3091 UNIVERSITY DR. EAST SUITE 330

Bryan, TX 77802

CHRIS LERMANN 979.943.7614

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

3091 University Dr. East – Suite 330



PROPERTY HIGHLIGHTS

- **Investment Property** 100% Leased; 7.25% Cap Rate
- Includes 7 offices, reception area, 2 conference rooms, 2 restrooms, and break area with kitchen
- Very well maintained; New AC unit
- Less than a mile from Hwy 6 via University Drive
 - 3 miles to Texas A&M
 - Lighted intersection provides easy access in all directions
 - Directly across from the highly visited Veterans Park
- Designated for offices, retail, hospitality, healthcare, and similar commercial uses, allowing flexibility for a variety of tenant profiles
- Surrounded by rapidly expanding residential neighborhoods, thriving commercial centers, and essential service businesses
- All landscaping and exterior maintenance are maintained by the HOA
- Signage available on building and/or monument

OFFERING SUMMARY

<u>Sale Price:</u>	\$637,500
<u>Building SF:</u>	2,060 SF
<u>Hwy 6 Traffic Counts:</u>	76,305 VPD
<u>University Drive Traffic Counts:</u>	25,144 VPD
<u>Utilities:</u>	City Utilities



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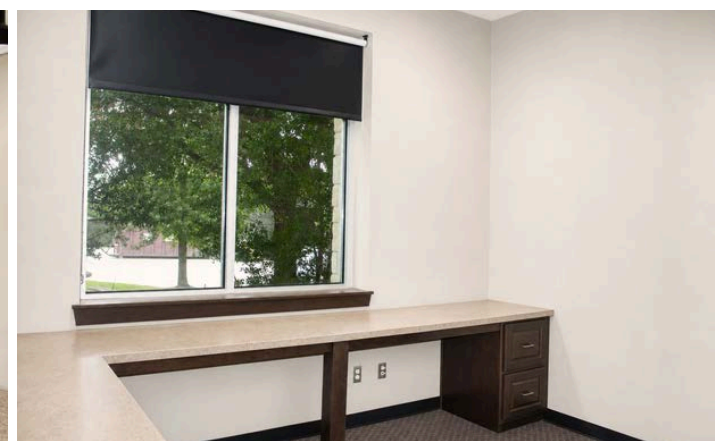
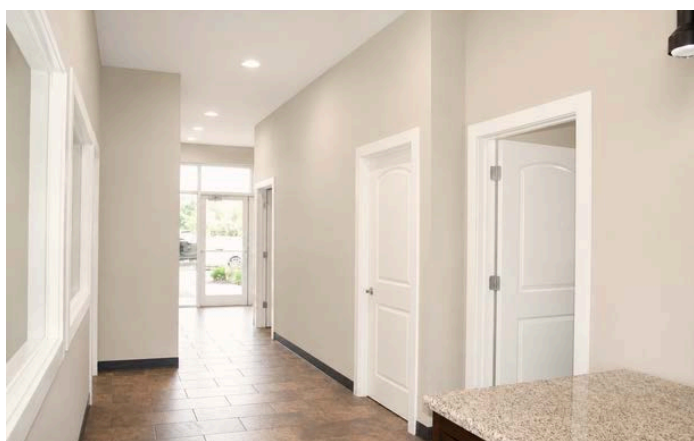
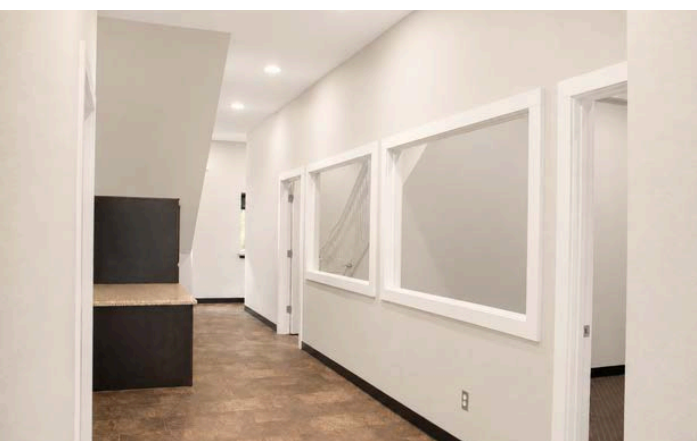
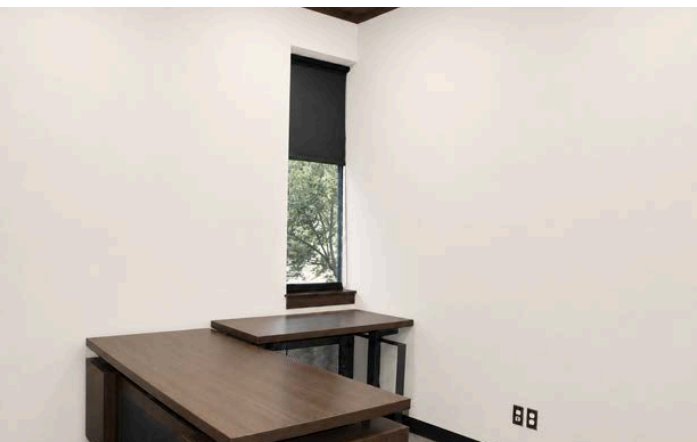
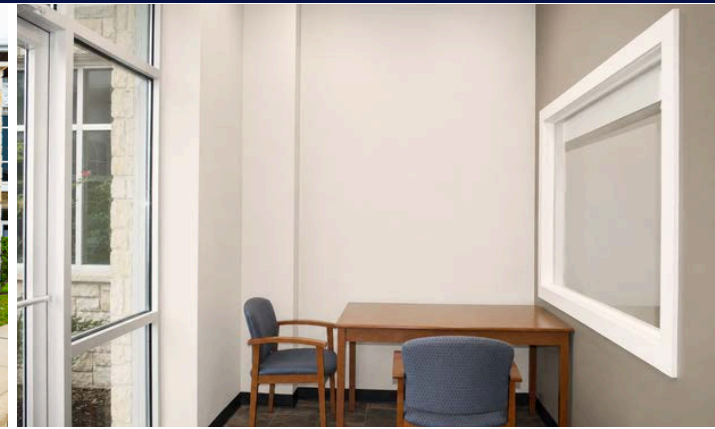


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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.9

Median Age

59,436
Households

\$41,196
Median Disposable Income

152,497
2023 Total Population

EDUCATION

8%

No High School Diploma



22%
High School Graduate



25%
Some College



44%
College Graduate

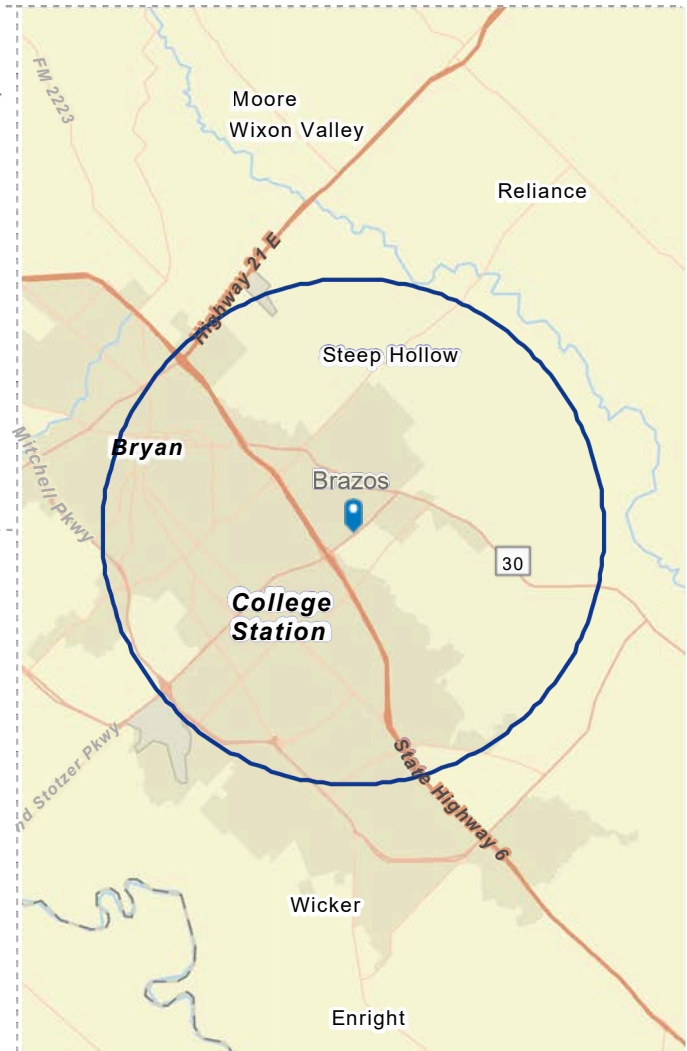
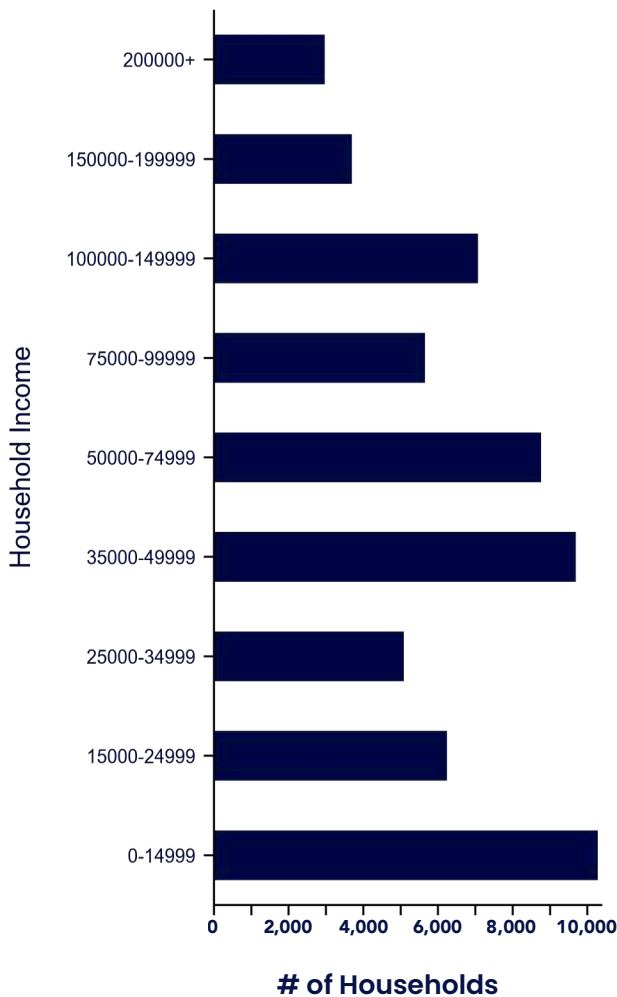
INCOME

\$72,537
Average Household Income

\$506,978
Average Net Worth

\$28,596
Per Capita Income

\$361,456
Average Home Value



EMPLOYMENT

68%

White Collar



Blue Collar



Services

17%

15%

3.8%

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.

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	