

Industrial Land Opportunity Near Highway 6



Tract 2
2.07 Acres

Tract 1
2.07 Acres



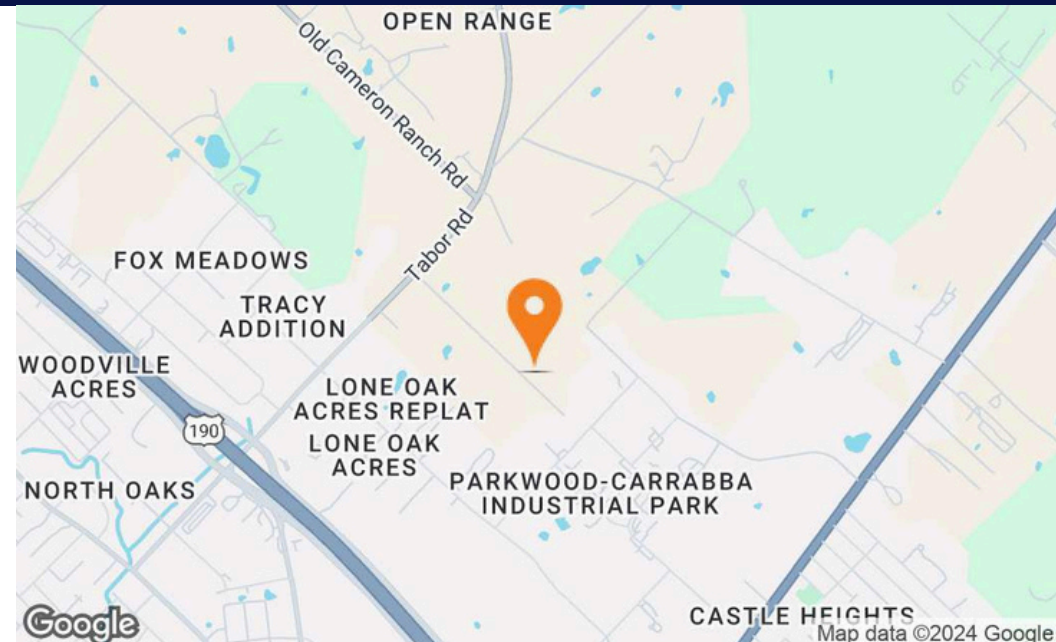
RIVERSTONE
COMMERCIAL REAL ESTATE

4.14 Acres Available All or Part
1000 Boatcallie Road
Bryan, TX 77808

JIM JONES 979.431.4400

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

1000 BOATCALLIE ROAD



OFFERING SUMMARY

Sale Price:	\$379,000
Lot Size:	±4.14 Acres
Highway 6 VPD:	±35,526 VPD
Floodplain:	None
Lot Dimensions:	268' x 657'
Zoning:	Outside the City Limits

PROPERTY HIGHLIGHTS

- Positioned along Boatcallie Road near Carrabba Industrial Park, major industrial users, and the planned Messer industrial gas facility in northeast Bryan
- 4.14-acre lot available all or part
- Located outside Bryan city limits
- 800 SF wood building on property
- Less than 1 mile from Highway 6
- Neighboring businesses include Gooseneck Trailers, Performance Truck, and Black Wolf CDL Training Center
- Strong location for contractor, storage, service, or light industrial users



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Managing Partner
979.431.4400 | jim@riverstonecos.com



\$60M-\$65M+ Messer Facility Planned

Messer LLC is planning a more than \$65M industrial gas facility along Boatcallie Road in northeast Bryan. The facility is expected to produce liquid nitrogen and liquid oxygen for customers across the Texas Triangle, including medical, biopharma, semiconductor, and advanced manufacturing users.

4.14 Acres Available
All or Part
Outside Bryan City Limits

Parkwood-Carrabba Industrial Park

LEGACY OUTDOOR SERVICES **COASTAL CHEMICAL**
A BENTLEY GROUP COMPANY

Gooseneck **QXO**
Trailer Mfg. Co., Inc.
Bryan, TX 77808
979-779-0034



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979.431.4400 | jim@riverstonecos.com

TBD HIGHWAY 6 AND FM 2154



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JIM JONES
Managing Partner
979.431.4400 | jjm@riverstonecos.com

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

34.3

Median Age

24,098
Households

\$54,473

Median Disposable
Income

67,281

2023 Total Population

EDUCATION

17%

No High
School
Diploma



32%
High School
Graduate



23%
Some
College



28%
College
Graduate

INCOME



\$86,280

Average Household
Income



\$31,400

Per Capita Income



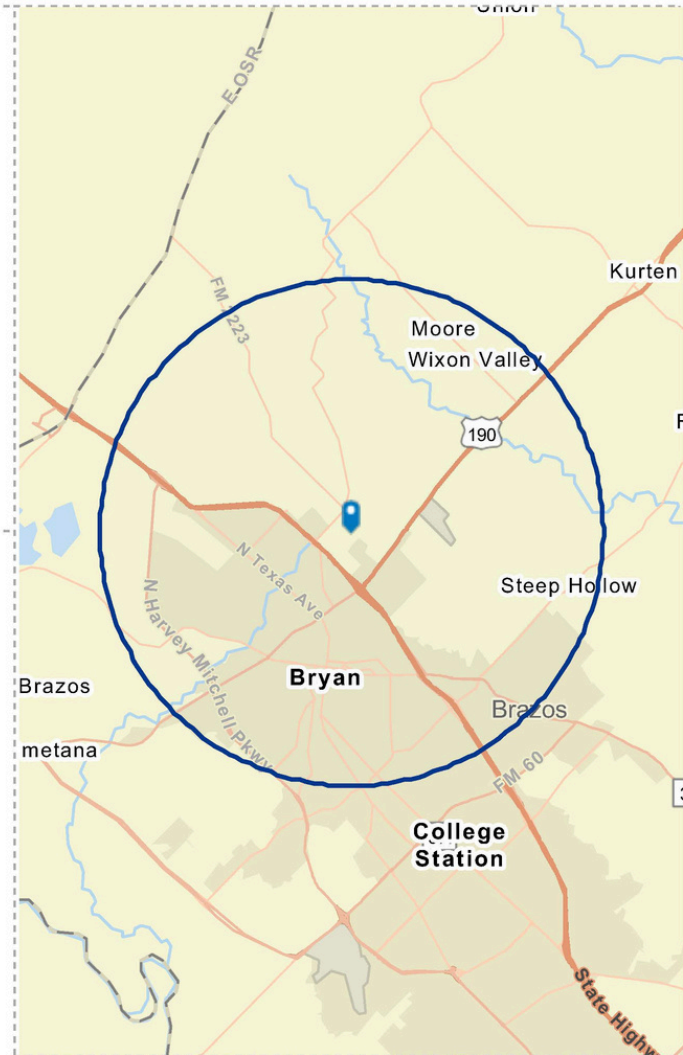
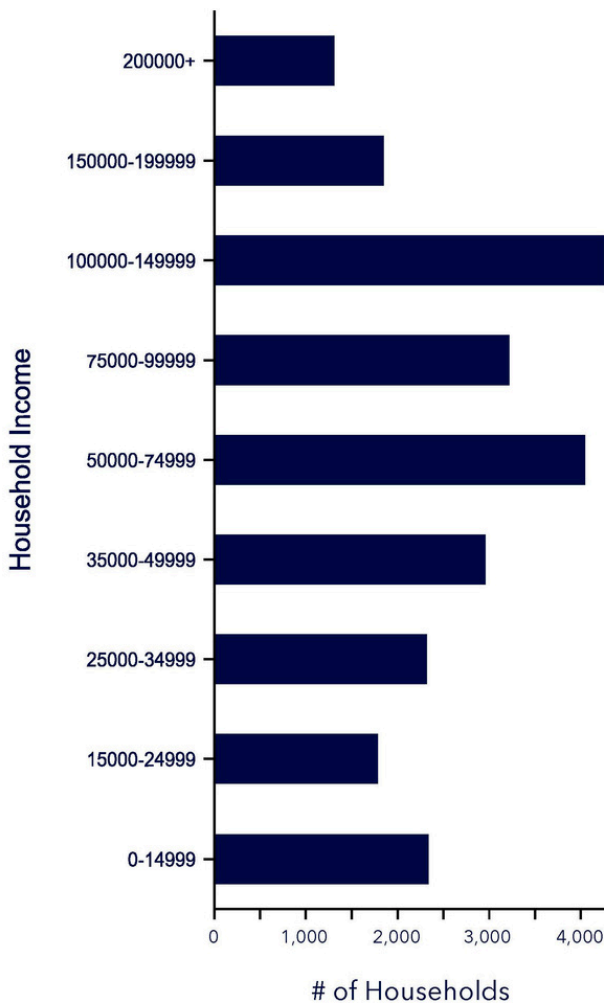
\$746,331

Average Net Worth



\$279,905

Average Home Value



EMPLOYMENT



56%

White Collar



28%

Blue Collar



Services

15%

4.6%
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.

info@riverstonecos.com

Email

(979) 431-4400

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date