

**PRIME DEVELOPMENT OPPORTUNITY
WITH STRONG INVESTMENT POTENTIAL**

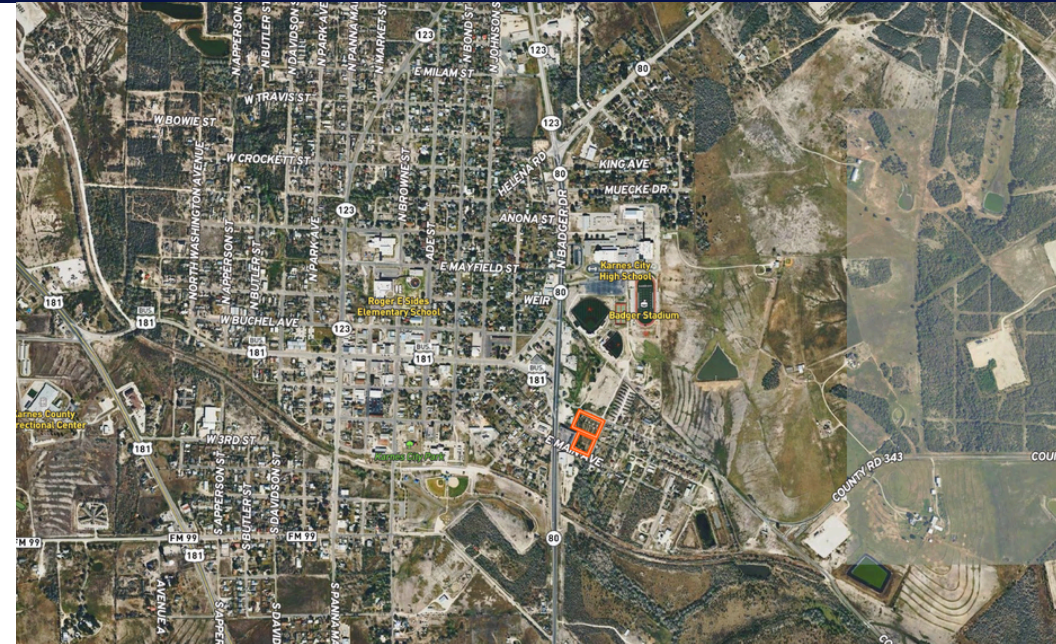


RIVERSTONE
COMMERCIAL REAL ESTATE

FOR SALE | 27 Pad Ready Lots
874 E Calvert Ave
Karnes City, TX 78118

JIM JONES 979.431.4400 | LANDON ALLEN 903.875.9798

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



PROPERTY SUMMARY

Formerly a lot man camp, this property is now ready for its next chapter. The homes are gone, but the infrastructure remains — saving you time and money.

This turnkey development site offers concrete pad lots with water and utilities still in place, creating a ready-to-go opportunity for a variety of residential, rental, or storage uses. With public water, sewer, and electric available, the property is positioned for immediate development.

Potential Uses:

- Modular or Manufactured Homes
- RV Park or Rental Pads
- Workforce Housing
- Storage Units

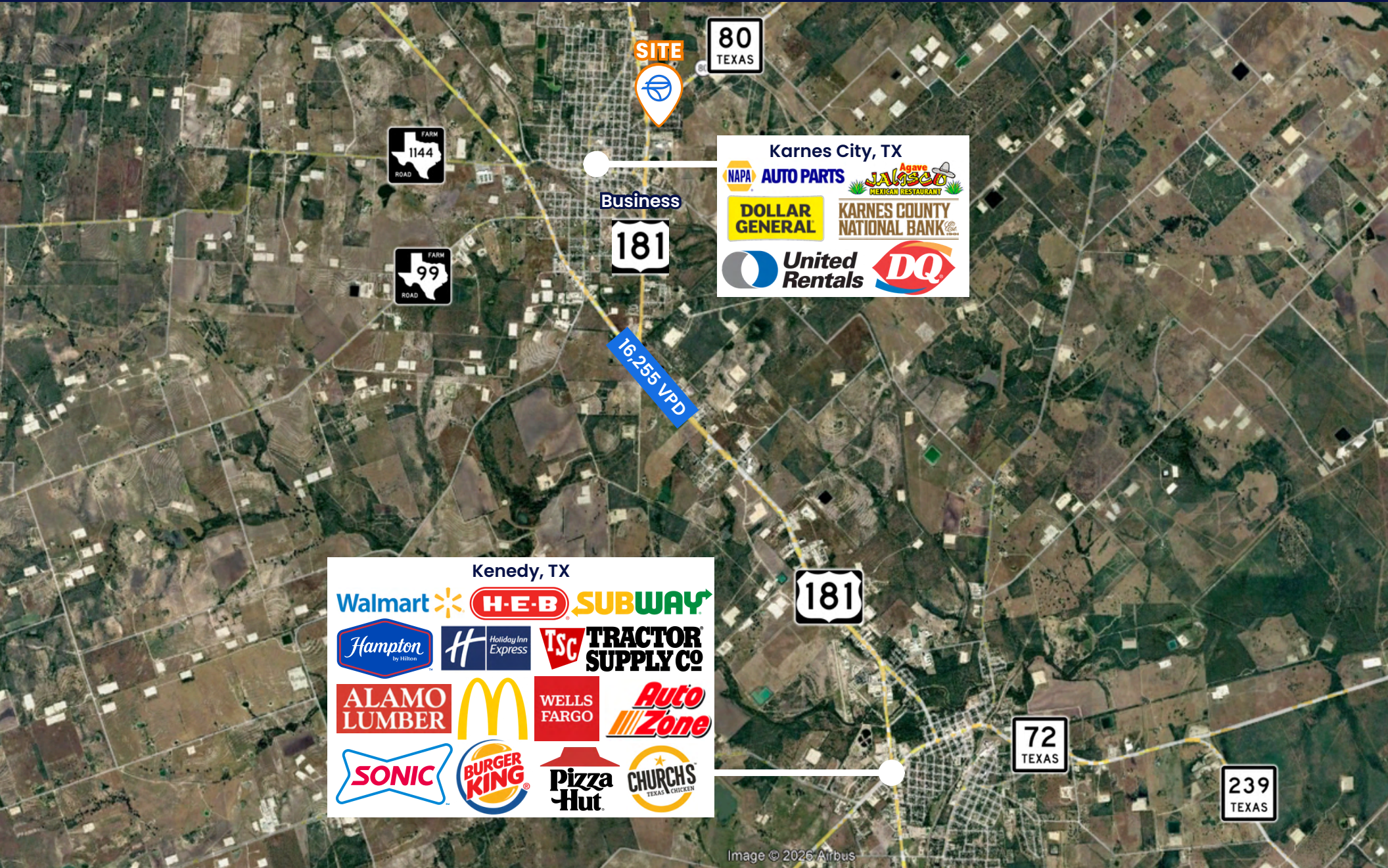
OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	±2.3 Acres
Road Frontage:	±300 Feet on E Calvert Ave ±425 Feet on S Tewe St

PROPERTY HIGHLIGHTS

- Concrete Pad Lots
- Water and Utilities Already in Place
- Public Water, Sewer, and Electric Available
- Great Access to US-181 and Local Roads
- Ready for Immediate Development
- Located in Karnes City ISD





Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

37.5

Median Age



1,854

Households

\$46,347

Median Disposable Income



5,430

2023 Total Population

EDUCATION

21%

No High School Diploma



40%
High School Graduate



22%
Some College



16%
College Graduate

INCOME



\$83,524

Average Household Income



\$31,202

Per Capita Income



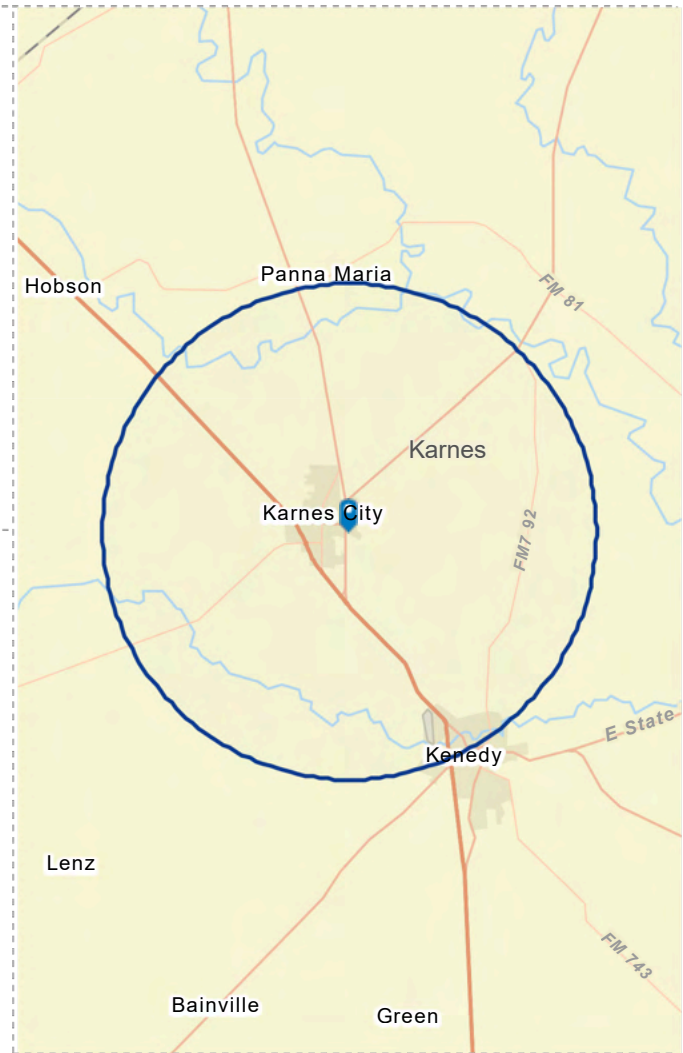
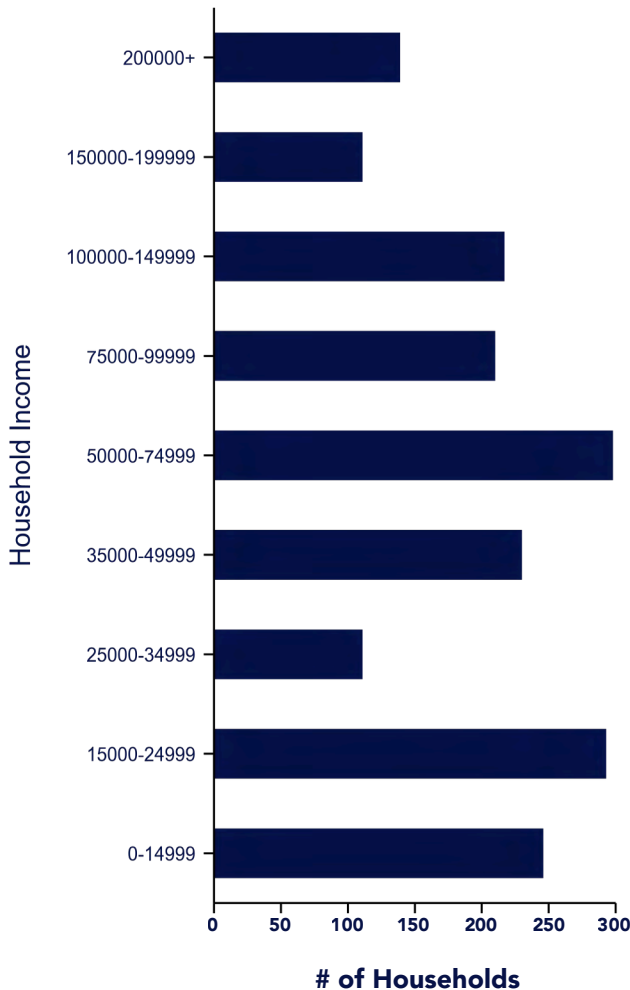
\$836,623

Average Net Worth



\$240,814

Average Home Value



EMPLOYMENT



44%

White Collar



32%

Blue Collar



24%

Services

2.9%

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	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Landon Allen	0668938	Landon@riverstonecos.com	(903) 875-9798
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date