

**PRE-LEASING**  
**THE SHOPS AT BLINN**



East Villa Maria Road - 11,282 VPD

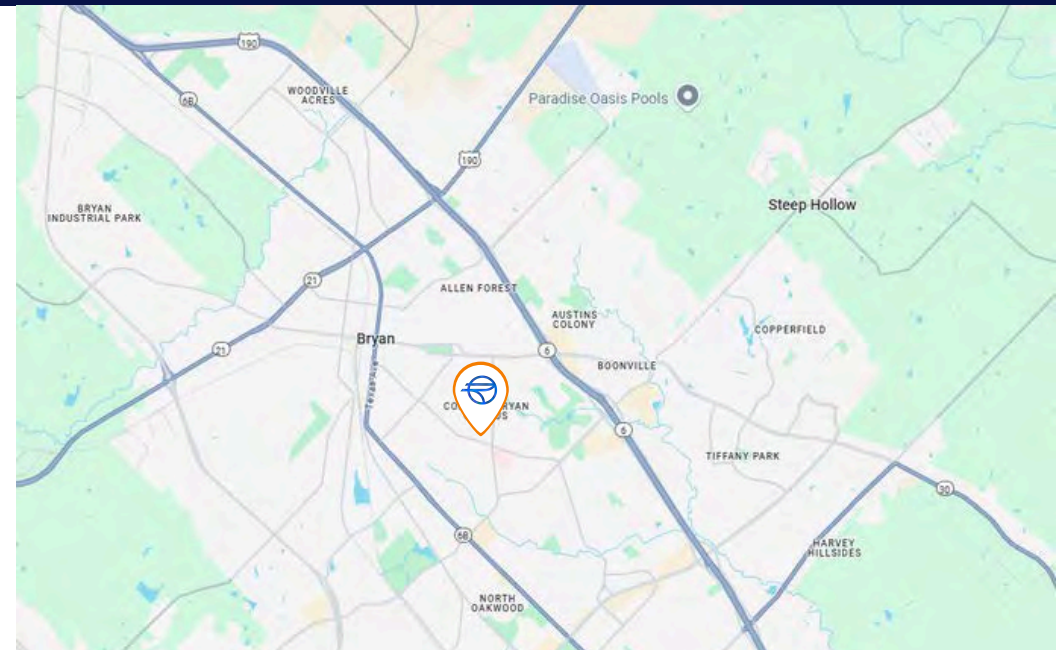


East 29<sup>th</sup> Street - 18,008 VPD



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**±12,000 SF RETAIL CENTER**  
**2100 E 29<sup>th</sup> Street**  
**Bryan, TX 77802**



## PROPERTY DESCRIPTION

### Pre Leasing Now – Prime Retail Center

Prime opportunity to secure space in a high-traffic, high-demand retail center located along one of Bryan’s main thoroughfares. This development is zoned C-2 Retail District and is ideal for a wide range of tenants including restaurants, retail, medical, and office users.

## PROPERTY HIGHLIGHTS

- **Drive-Thru Potential**
- Strong Daytime Population
- Hard Corner of E. 29<sup>th</sup> Street & St. Joseph Drive
- City Utilities
- Near Blinn College and St Joseph’s Regional Hospital
- Easy Access
- Breaking Ground June 2026

## OFFERING SUMMARY

Lease Rate:	Call For Rates
Available SF:	±12,000 SF
Zoning:	C-2 (Retail District)
Year Built:	2026





DOWNTOWN  
BRYAN

LAMPSTAND  
Nursing & Rehabilitation

BLINN  
COLLEGE DISTRICT

CHI St. Joseph  
Health

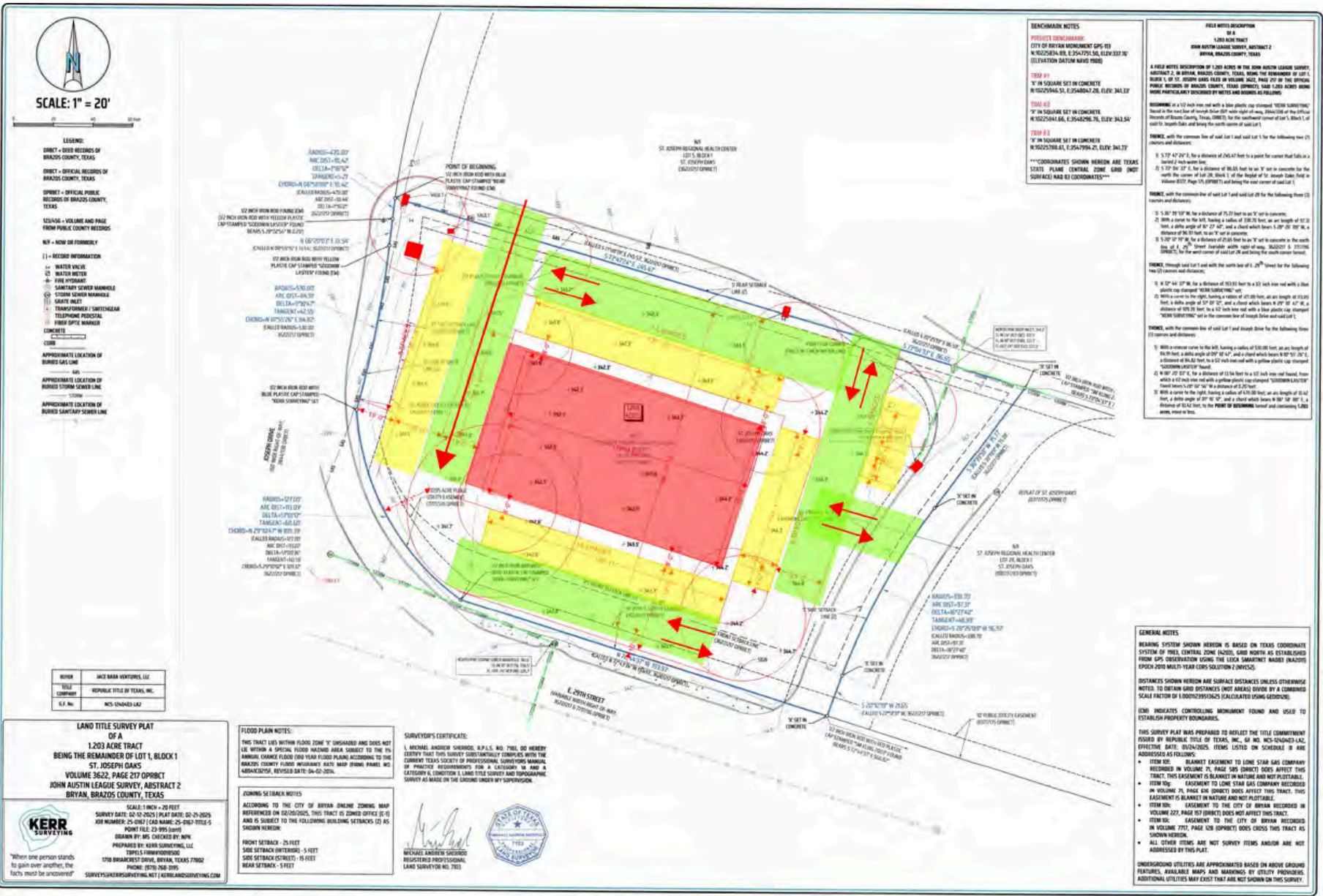
HILLIER

FRESENIUS  
KIDNEY CARE



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**BENCHMARK NOTES**  
 PROJECT BENCHMARK:  
 CITY OF BRYAN MONUMENT GPS 10  
 N 1002584.80, E 354791.50, ELEV 337.70'  
 (ELEVATION DATUM NA83 TO 1988)  
 TBM #1  
 'X' IN SQUARE SET IN CONCRETE  
 N 1002584.51, E 354844.72, ELEV. 341.12'  
 TBM #2  
 'X' IN SQUARE SET IN CONCRETE  
 N 1002584.51, E 354799.21, ELEV. 341.72'  
 \*\*COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NAD 83) AND IS COORDINATE\*\*

**FIELD NOTES DESCRIPTION**  
 OF A  
 1.203 ACRE TRACT  
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 A FIELD NOTES DESCRIPTION OF 1.203 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF LOT 1, BLOCK 1, OF ST. JOSEPH GARDENS IN BRYAN, TEXAS, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (RECORDED) SAID 1.203 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "TERRA SURVEYING" found on the top of rough stone 20' north-south of way, thence to the top of the 10' x 10' concrete curb of the 2100 E 29th Street, (2007), to the southeast corner of said Block 1, of said St. Joseph Gards and being the south corner of said Lot 1.  
 THENCE, with the common line of said Lot 1 and said Lot 1 for the following feet (1) corners and distances:  
 1) S 17° 47' 20" E, for a distance of 245.47 feet to a point for corner that falls in a curved 2 inch water line.  
 2) S 70° 30' 00" E, for a distance of 88.82 feet to a 1/2 inch iron rod in concrete for the north corner of Lot 28, Block 1, of the Hospital of St. Joseph Gards, filed in Volume 803, Page 15, (2007), and being the south corner of said Lot 1.  
 THENCE, with the common line of said Lot 1 and said Lot 28 for the following feet (1) corners and distances:  
 1) S 30° 30' 00" W, for a distance of 75.00 feet to an "X" set in concrete.  
 2) With a curve to the left, having a radius of 130.25 feet, an arc length of 52.12 feet, a chord length of 67.57 feet, and a chord which bears S 27° 20' 00" W, a distance of 95.00 feet, to an "X" set in concrete.  
 3) S 10° 42' 00" W, for a distance of 25.00 feet to an "X" set in concrete on the north line of a 2" x 2" street gutterline, with a curb which bears S 27° 20' 00" W, a distance of 95.00 feet, to the west corner of Lot 28 and being the south corner thereof.  
 THENCE, through said Lot 1 and with the north line of a 2" x 2" street for the following feet (1) corners and distances:  
 1) S 27° 47' 20" E, for a distance of 103.31 feet to a 1/2 inch iron rod with a blue plastic cap stamped "TERRA SURVEYING".  
 2) With a curve to the left, having a radius of 125.00 feet, an arc length of 43.00 feet, a chord length of 67.57 feet, and a chord which bears S 27° 20' 00" W, a distance of 95.00 feet, to a 1/2 inch iron rod with a blue plastic cap stamped "TERRA SURVEYING" set in the common line of rough stone and said Lot 1.  
 THENCE, with the common line of said Lot 1 and said Lot 28 for the following feet (1) corners and distances:  
 1) With a curve to the left, having a radius of 130.25 feet, an arc length of 52.12 feet, a chord length of 67.57 feet, and a chord which bears S 27° 20' 00" W, a distance of 95.00 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "TERRA SURVEYING".  
 2) S 70° 30' 00" E, for a distance of 88.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "TERRA SURVEYING".  
 3) S 17° 47' 20" E, for a distance of 245.47 feet to a point for corner that falls in a curved 2 inch water line, and being the south corner of said Lot 1.  
 THENCE, with the common line of said Lot 1 and said Lot 28 for the following feet (1) corners and distances:  
 1) With a curve to the right, having a radius of 130.25 feet, an arc length of 52.12 feet, a chord length of 67.57 feet, and a chord which bears S 27° 20' 00" W, a distance of 95.00 feet, to the POINT OF BEGINNING and containing 1.203 acres, more or less.

**GENERAL NOTES**  
 BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (AZ93), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE U.S.G.A. SURVEYING RANGE (NA83) (EPSG:2003 MULTI-YEAR ECRS SOLUTION 2 (NAD83)).  
 DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000199950265 (CALCULATED USING GEODESY).  
 (LDM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.  
 THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT POSSES BY RIVERSTONE OF TEXAS, INC. OF NO. WCA-040424-0-02, EFFECTIVE DATE: 04/24/2025, ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:  
 • ITEM 00: BLANKET EASEMENT TO LOWE STAR GAS COMPANY RECORDED IN VOLUME 71, PAGE 585 (EXCERPT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT RESTRICTIVE.  
 • ITEM 09: EASEMENT TO LOWE STAR GAS COMPANY RECORDED IN VOLUME 71, PAGE 585 (EXCERPT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT RESTRICTIVE.  
 • ITEM 08: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 207, PAGE 957 (EXCERPT) DOES NOT AFFECT THIS TRACT.  
 • ITEM 04: EASEMENT TO THE CITY OF BRYAN, RECORDED IN VOLUME 777, PAGE 128 (EXCERPT) DOES CROSS THIS TRACT AS SHOWN HEREON.  
 • ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.  
 UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

SCALE: 1" = 20'

- LEGEND:**  
 DIRECT - DEED RECORDS OF BRAZOS COUNTY, TEXAS  
 DIRECT - OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS  
 DIRECT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
 VOLUME & VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS  
 N/A - NOW OR FORMERLY  
 (1) RECORD INFORMATION  
 W - WATER VALVE  
 WM - WATER METER  
 F - FIRE HYDRANT  
 S - SANITARY SEWER MANHOLE  
 SC - SEWER COVER MANHOLE  
 G - GRAPE APLET  
 T - TRANSFORMER / SUBSTATION  
 TP - TELEPHONE PEDICULAR  
 FM - FIBER OPTIC MARKER  
 CONCRETE  
 CURB  
 APPROXIMATE LOCATION OF BURNED GAS LINE  
 APPROXIMATE LOCATION OF BURNED TYPING SEWER LINE  
 APPROXIMATE LOCATION OF BURNED SANITARY SEWER LINE

OWNER	JACE BARR VENTURES, LLC
TITLE	REPUBLIC TITLE OF TEXAS, INC.
S.L. No.	NCS-540424-0-02

**LAND TITLE SURVEY PLAT**  
 OF A  
 1.203 ACRE TRACT  
 BEING THE REMAINDER OF LOT 1, BLOCK 1  
 ST. JOSEPH GARDS  
 VOLUME 3622, PAGE 217 (EXCERPT)  
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
 SURVEY DATE: 02-10-2025 | PLAT DATE: 02-25-2025  
 JOB NUMBER: 24-002 | (JOB NAME: 25-IND-TITLE'S  
 POINT FILE: 23-999 (JOB#)  
 PREPARED BY: MRS. CHECKED BY: MFL  
 1700 BROADWAY DRIVE, BRYAN, TEXAS 77802  
 PHONE: (817) 768-3075  
 SURVEYS@KERRSURVEYING.NET | KERR.LANDSURVEYING.COM

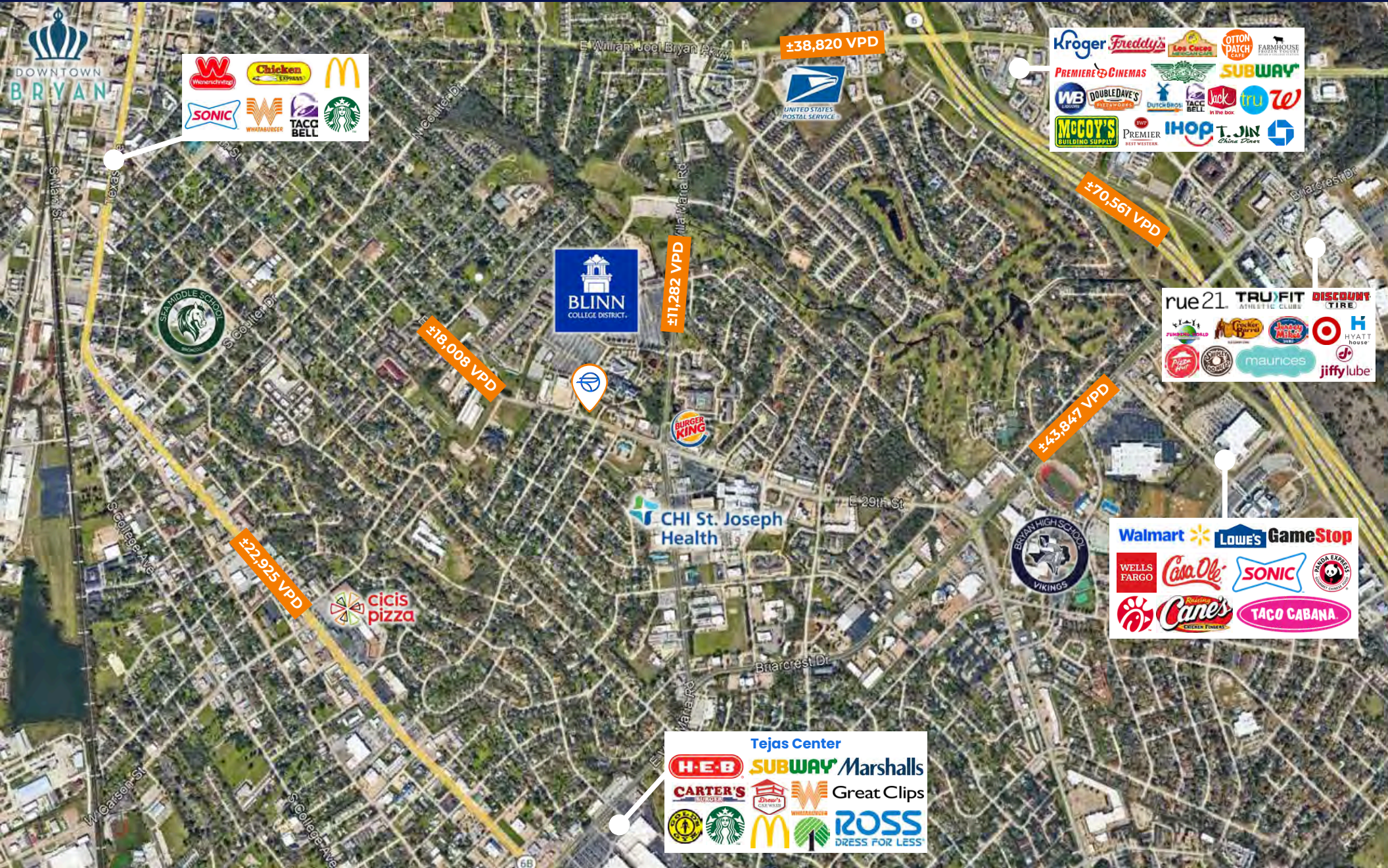
**FLOOD PLAIN NOTES:**  
 THIS TRACT LIES WITHIN FLOOD ZONE "V" (UNSHADED) AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY LAND MANAGEMENT AND MAP SHOWING PANEL NO. 480A04025A, REVISED DATE: 04-01-2024.  
**JOINING SETBACK NOTES:**  
 ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFORMED ON 02/02/2025, THIS TRACT IS ZONED OFFICE (O-0) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:  
 FRONT SETBACK - 25 FEET  
 SIDE SETBACK (FRONT) - 5 FEET  
 SIDE SETBACK (REAR) - 15 FEET  
 REAR SETBACK - 5 FEET

**SURVEYOR'S CERTIFICATE:**  
 I, MICHAEL ANDREW SHERROD, R.P.S. NO. 7981, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYING MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1 AND A CATEGORY 6, CATEGORY 1, LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.  
 MICHAEL ANDREW SHERROD  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR (NO. 7981)



**RIVERSTONE**  
 COMMERCIAL REAL ESTATE

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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

**28.2**

Median Age

**32,146**

Households

**\$42,558**

Median Disposable Income

**82,577**

2023 Total Population

## EDUCATION

**13%**

No High School Diploma



**28%**  
High School Graduate



**25%**  
Some College



**33%**  
College Graduate

## INCOME



**\$70,678**

Average Household Income



**\$27,508**

Per Capita Income



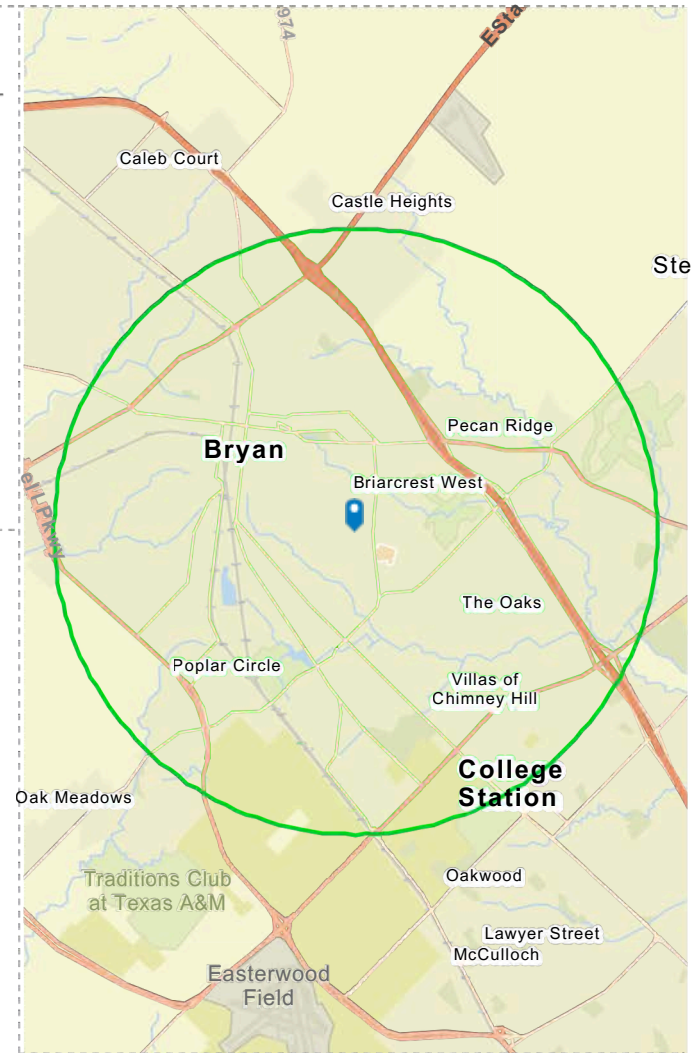
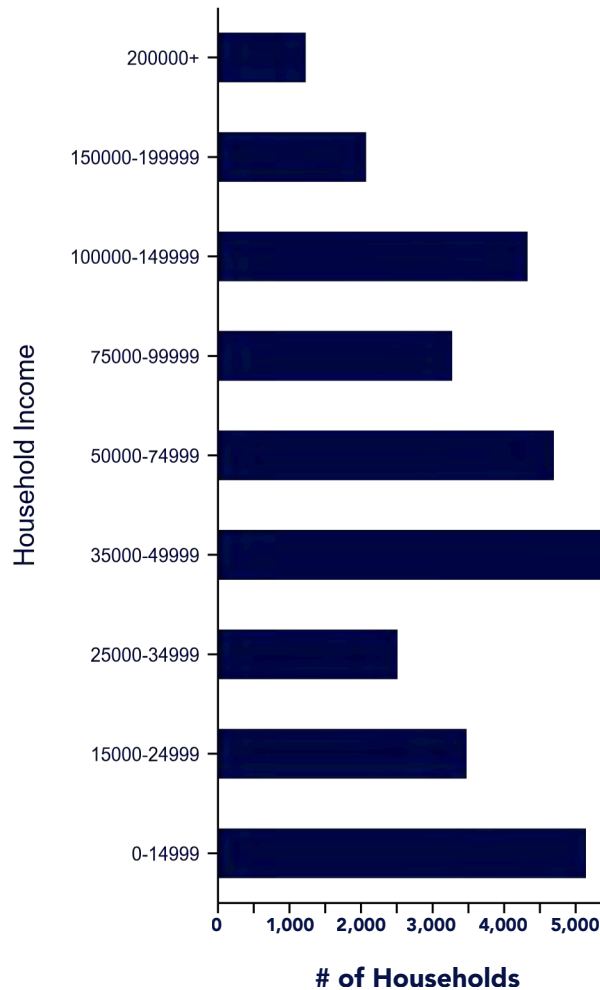
**\$439,706**

Average Net Worth



**\$282,462**

Average Home Value



## EMPLOYMENT



White Collar

**60%**



Blue Collar

**24%**



Services

**16%**

Unemployment Rate

**4.1%**

# 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.

<b>Riverstone Companies, LLC</b> _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<b>9008522</b> _____ License No.	<b>info@riverstonecos.com</b> _____ Email	<b>(979) 431-4400</b> _____ Phone
<b>James Jones</b> _____ Designated Broker of Firm	<b>545598</b> _____ License No.	<b>jim@riverstonecos.com</b> _____ Email	<b>(979) 431-4400</b> _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Angela Lasell</b> _____ Sales Agent/Associate's Name	<b>687879</b> _____ License No.	<b>Angela.Lasell@riverstonecos.com</b> _____ Email	<b>(979) 676-3122</b> _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	