



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**± 3.4 ACRES**

750 DEACON DRIVE WEST, COLLEGE STATION, TX 77845



### PROPERTY HIGHLIGHTS

- Conveniently Located Near HEB Anchored Jones Crossing Retail Development
- ± 296 Ft of Frontage on Deacon Drive & ±380 ft of Frontage on Holleman Drive
- All City Utilities Located At The Property
- Tremendous Opportunity for an Office & Retail Development
- Located Directly Across From Master-Planned Communities of Mission Ranch & The Barracks Townhomes

### OFFERING SUMMARY

Sale Price: \$9.25 / SF

Lot Size: 3.409 Acres



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JIM JONES  
Managing Partner

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## MISSION RANCH

The Mission Ranch Subdivision is College Station's #1 master planned community. This development offers many world class amenities including a luxury clubhouse, a state of the art fitness center, a lake with scenic trails and fiber optic internet. As part of the College Station Independent School District, Mission Ranch residents are able to educate their children at the finest schools in Brazos County.

## THE COVE AT BEAR-X

The Cove is a private day resort found within the Barracks/Harbor Community, featuring a Lazy River, Surf Machine, Wakeboard Cable Park, Swim-up Bar, Yard Games, and Live Music. The Harbor is a newly built apartment complex located next to The Cove. The Harbor is a luxury complex full of many amenities such as a fitness center, covered parking, and study rooms. The Barracks is an off-campus student housing complex unlike any other. Students are able to escape the apartment life and live in spacious townhomes with access to walking trails, dog parks, and the Aggie Spirit Bus.



## JONES CROSSING

Jones Crossing is a multi-use retail center nestled in the heart of College Station. Located near the second largest university in the United States, Texas A&M University, Jones Crossing is anchored by HEB and home to other coveted retailers including Chick-Fil-A, Orange Theory, and WingStop. With future plans to develop up to 600 luxury multifamily apartments, this multi-use retail center is the one stop shop for all retailing needs.





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# Site Demographic Summary



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Ring of 5 miles

## KEY FACTS

23.8

Median Age



50,015

Households



138,647

2023 Total Population

\$38,908

Median Disposable Income

## EDUCATION

5%

No High School Diploma



14%

High School Graduate



23%

Some College



58%

College Graduate

## INCOME



\$75,543

Average Household Income



\$27,535

Per Capita Income



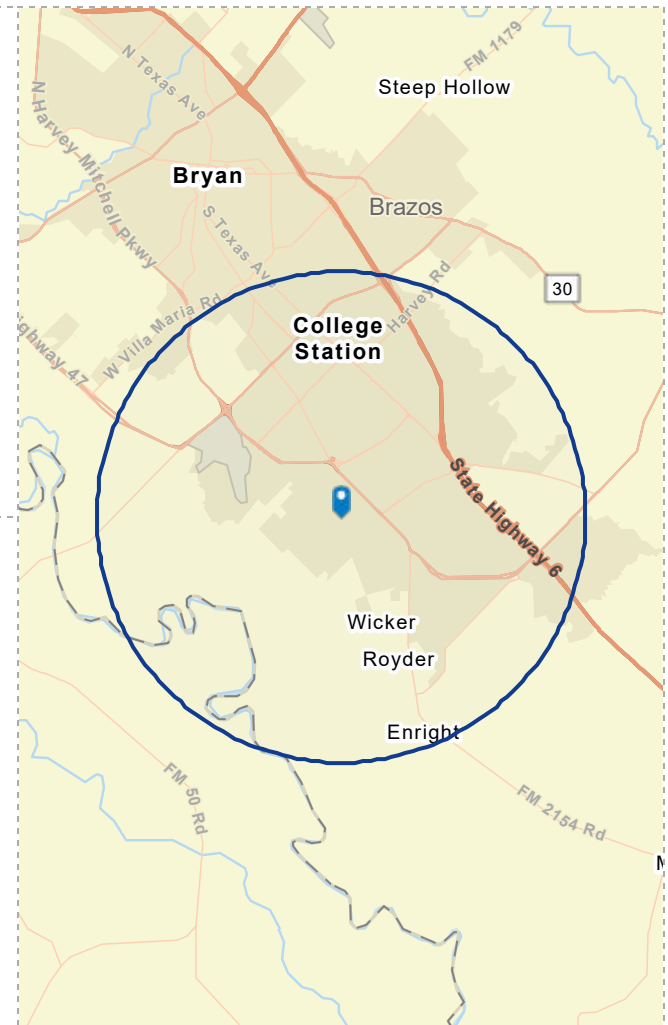
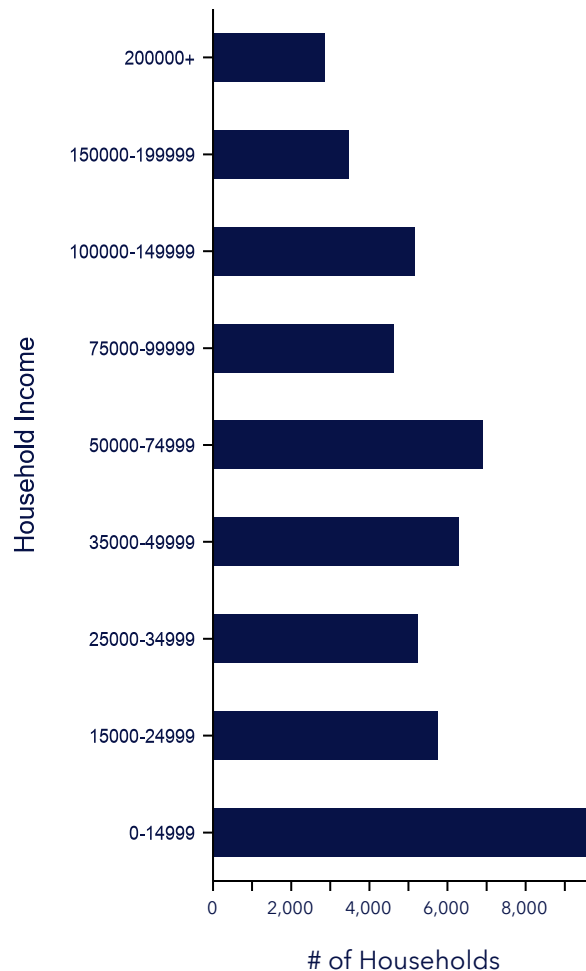
\$530,435

Average Net Worth



\$362,246

Average Home Value



## EMPLOYMENT



72%

White Collar



13%

Blue Collar



Services

15%

4.1%  
Unemployment Rate

