



RAINTREE PLAZA

FLEX SITE

PAD
SITE
1

PAD
SITE
2



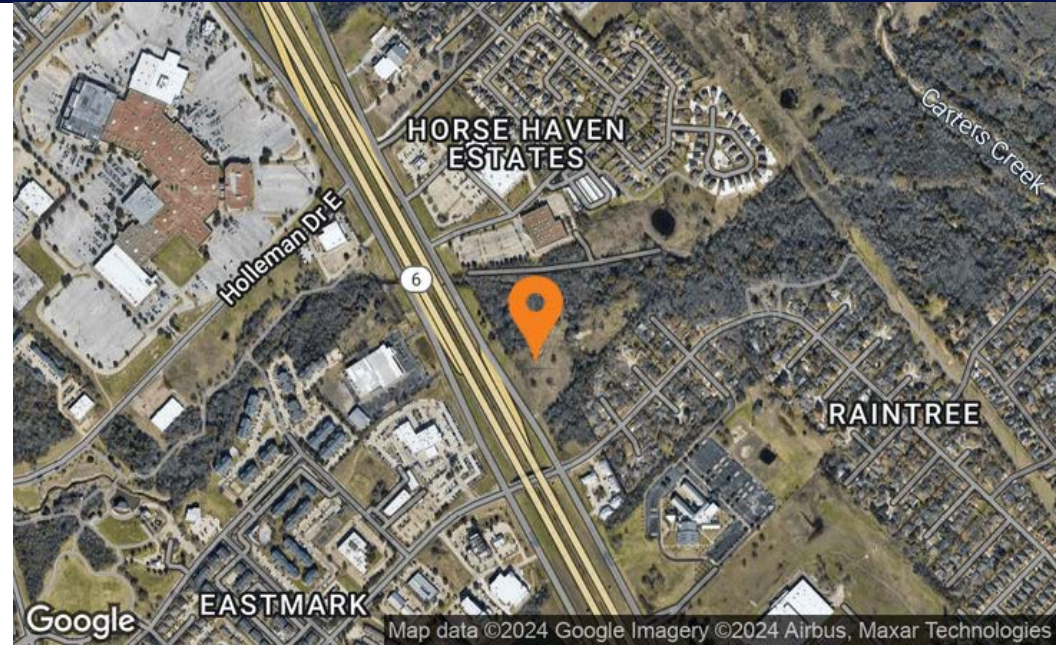
RIVERSTONE
COMMERCIAL REAL ESTATE

HIGHWAY 6 DEVELOPMENT OPPORTUNITY

EARL RUDDER FREEWAY S

COLLEGE STATION, TX 77845

HIGHWAY 6 DEVELOPMENT OPPORTUNITY | RAINTREE PLAZA | EARL RUDDER FREEWAY S



OFFERING SUMMARY

Lot 1 (Flex Site) Size:	6.97 Buildable Acres
Sale Price:	\$11.50/SF (Buildable Acres)
Zoning:	Suburban Commercial
Lot 2 (Pad Site) Size:	1.34 Acres
Lot 3 (Pad Site) Size:	1.28 Acres
Sale Price:	\$26/SF
Zoning:	General Commercial

PROPERTY HIGHLIGHTS

- **Buyer has the option to purchase the property in whole or in part**
- Prime Development Tract Right on Expanding Highway 6
- Direct Access to Hwy 6 (92,000+ VPD) with High Visibility
- Rear Access to Appomattox Drive
- Quick Access to Harvey Road
- Close Proximity to Texas A&M University
- Front Pad Sites Have 495 Feet of Hwy 6 Frontage
- All Utilities Available
- Projected 6.5% Increase in Population Over The Next 5 Years
- Major Retailers: The Home Depot, Sam's Club, Academy Sports + Outdoors, Costco, and Post Oak Mall
- **20 minutes from the Terafab Project**

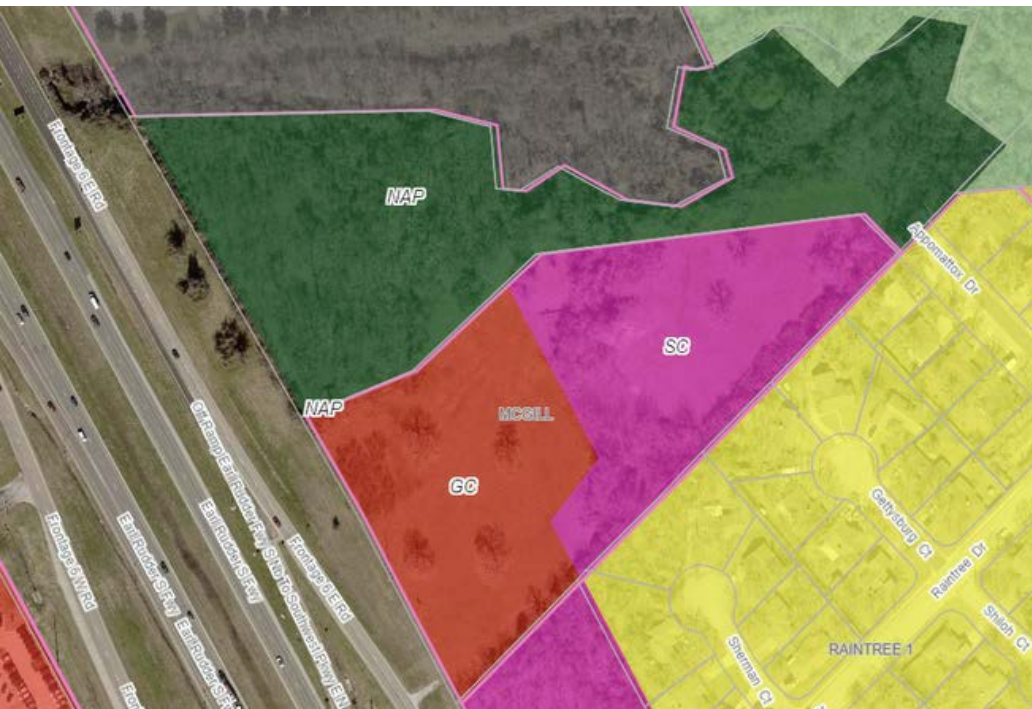


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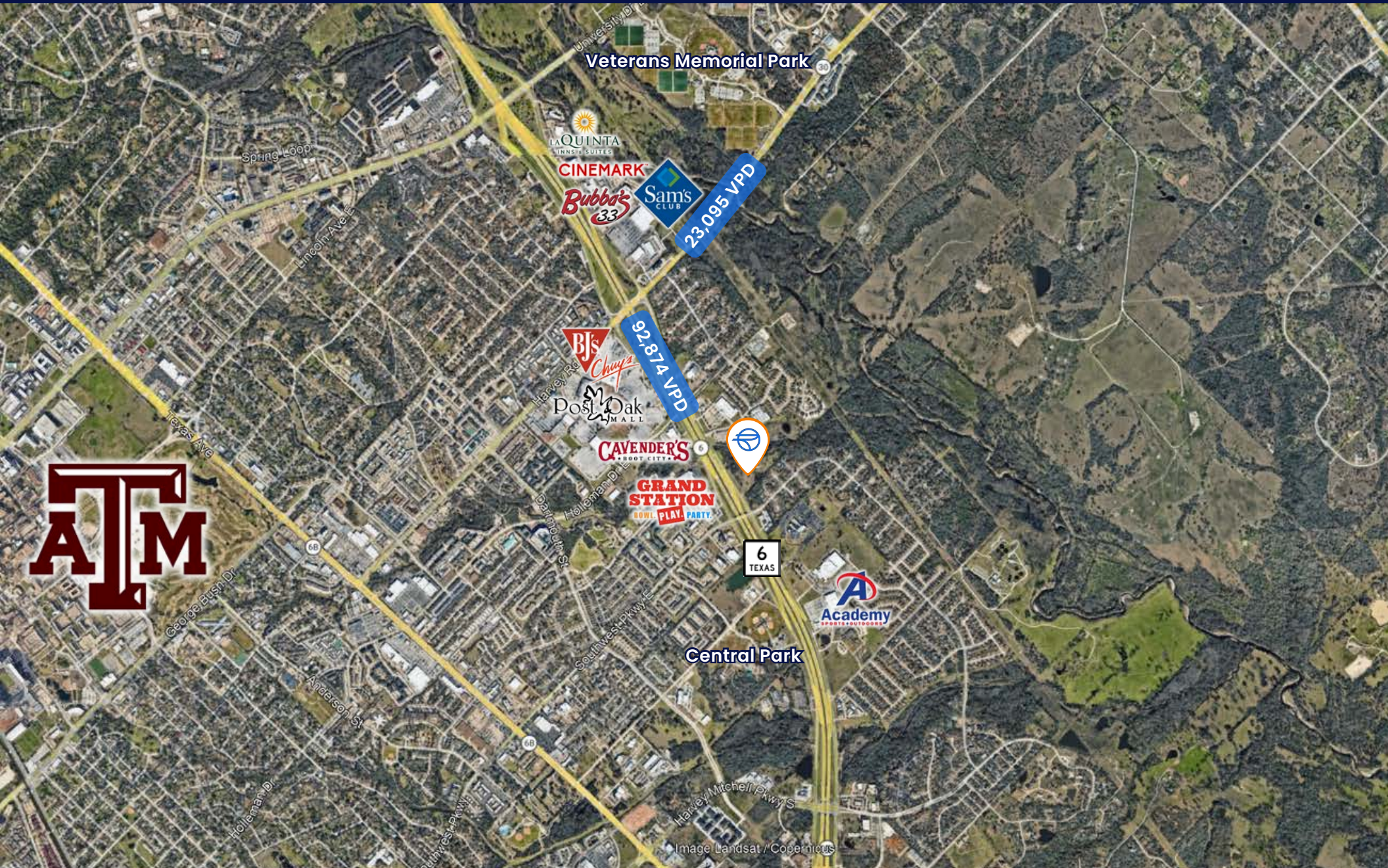


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Blends Suburban Commercial in the rear of the property with an office condo development and General Commercial with QSR/Retail Pad sites on the highway frontage.



Date: <i>August 2025</i>	Sheet: <i>Exhibit</i> <i>A</i>
Issue: <i>As Noted</i>	
Drawn By: <i>CB</i>	

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

23.9

Median Age



28,948

Households

\$37,365

Median Disposable Income



76,882

2023 Total Population

EDUCATION

5%

No High School Diploma



16%

High School Graduate



24%

Some College



55%

College Graduate

INCOME



\$68,057

Average Household Income



\$26,184

Per Capita Income



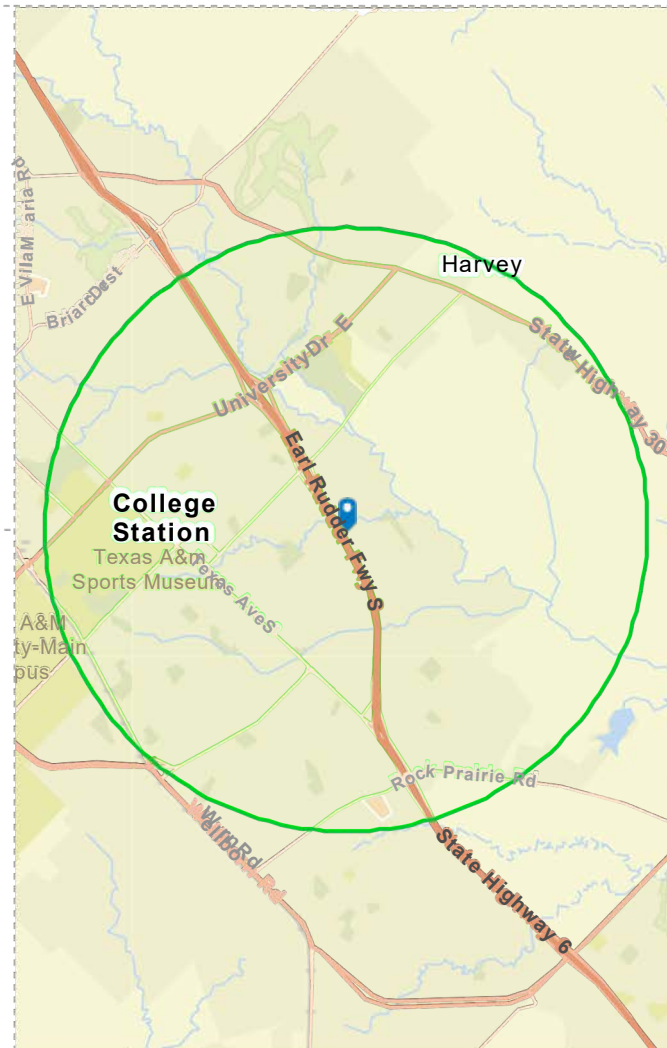
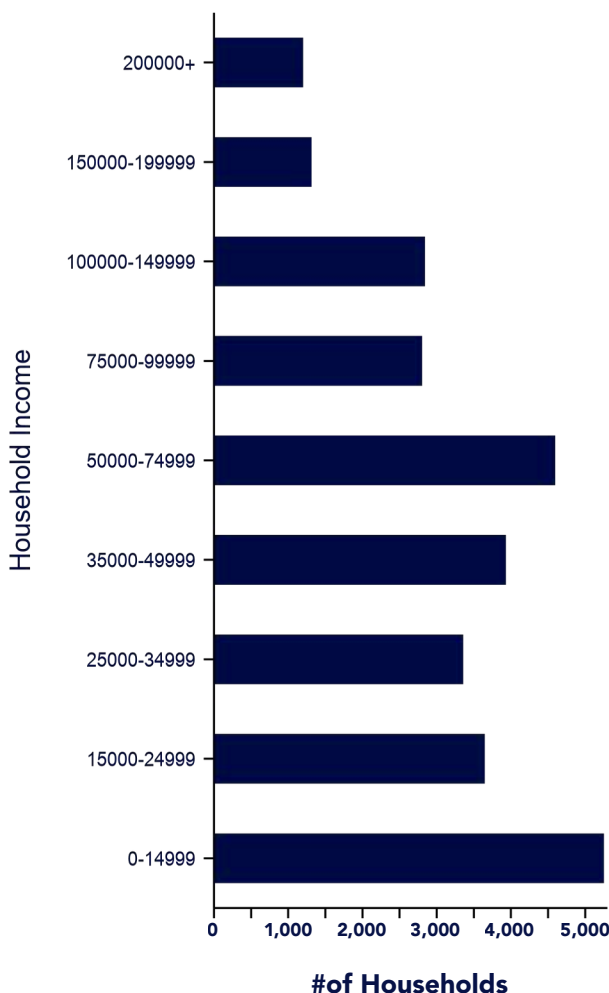
\$407,476

Average Net Worth



\$333,148

Average Home Value



EMPLOYMENT



White Collar

71%



Blue Collar

13%



Services

16%

Unemployment Rate

4.0%

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

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Chris Lermann

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date