SVN RIVERSTONE COMMERCIAL REAL ESTATE

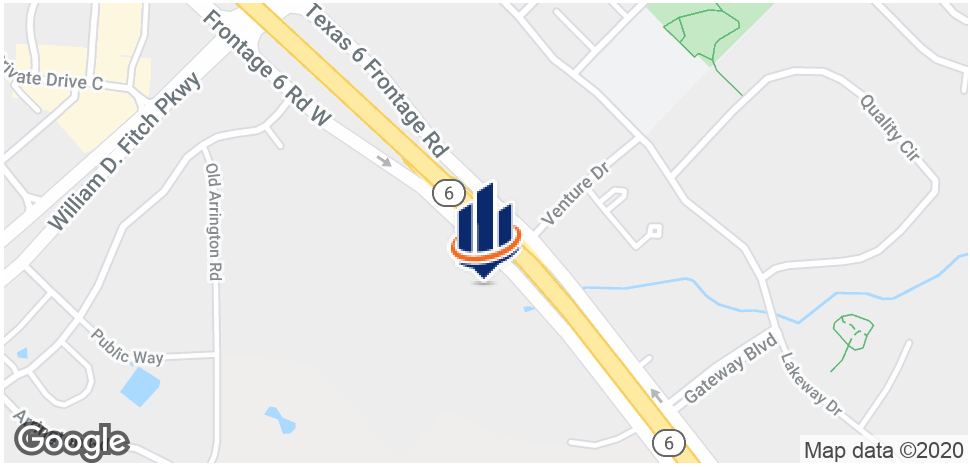
FOR SALE
DEVELOPMENT TRACT
± 26.56 ACRES

4512 S HWY 6 & 1481 ARRINGTON RD
COLLEGE STATION, TX 77845

Jim Jones
Managing Director
979.431.4400
jim.jones@svn.com

Jess Buenger
Managing Director
979.431.4400
jess.buenger@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	$6.00 / SF
Lot Size:	26.56 Acres
Zoning:	General Commercial (GC)

PROPERTY HIGHLIGHTS

- ± 26.56 Acres Located in High Growth Area in South College Station
- Centrally Located with Great Visibility on Hwy 6 & Arrington Road
- Approximately 1 Mile from the HEB centered Tower Point Retail Center
- Will Subdivide
- Located within Minutes of Over 1,000 Planned Residential Rooftops
- Great Opportunity for a Master Planned / Mixed-use Development
- ± 575 Feet of Hwy 6 Frontage
- ± 512 Feet of Arrington Road Frontage
- Utilities in Area

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial Photo

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Map

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Retailer Map

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Site Demographic Summary

SVN RIVERSTONE

Ring of 5 miles

INCOME

$86,710
Average Household Income

$32,772
Per Capita Income

$772,581
Average Net Worth

$293,506
Average Home Value

4512 S Hwy 6

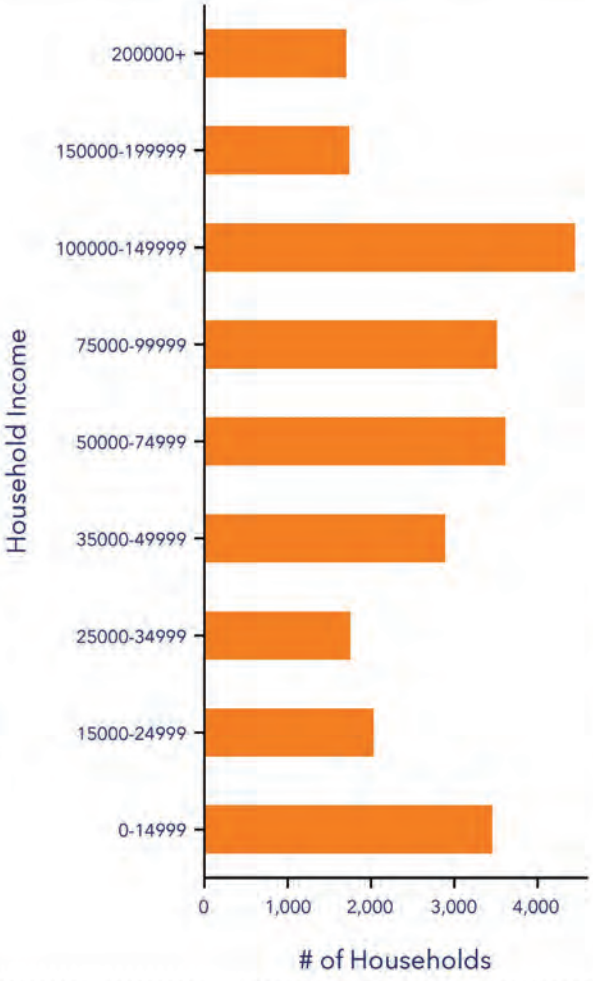
KEY FACTS

66,781
Population

28.0
Median Age

25,123
Households

$53,007
Median Disposable Income



EDUCATION

5%
No High School Diploma

13%
High School Graduate

23%
Some College

59%
College Graduate

EMPLOYMENT

76%
White Collar

11%
Blue Collar

13%
Services

2.3%
Unemployment Rate

SVN International Corp. Overview

THE SVN® ORGANIZATION is comprised of over 1,600 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

1,600+ Advisors and Staff

$11.1 Billion Total Value of Sales and Lease Transactions

200 Offices Nationwide

2017 Volume
63% Sales | 37% Leasing*

*Leasing includes both Landlord and Tenant Representation

**DATA BASED ON US SALES

***The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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 C.R.E. Co.	**9005980**	**riverstone@svn.com**	**(979) 431-4400**
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Jones	**545598**	**jim.jones@svn.com**	**(979) 431-4400**
Designated Broker of Firm	License No.	Email	Phone
Jess Buenger	**598473**	**jess.buenger@svn.com**	**(979) 431-4400**
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