

FOR SALE

2700 TEXAS AVENUE

Bryan, TX 77802

PRESENTED BY:

JARRED TAYLOR

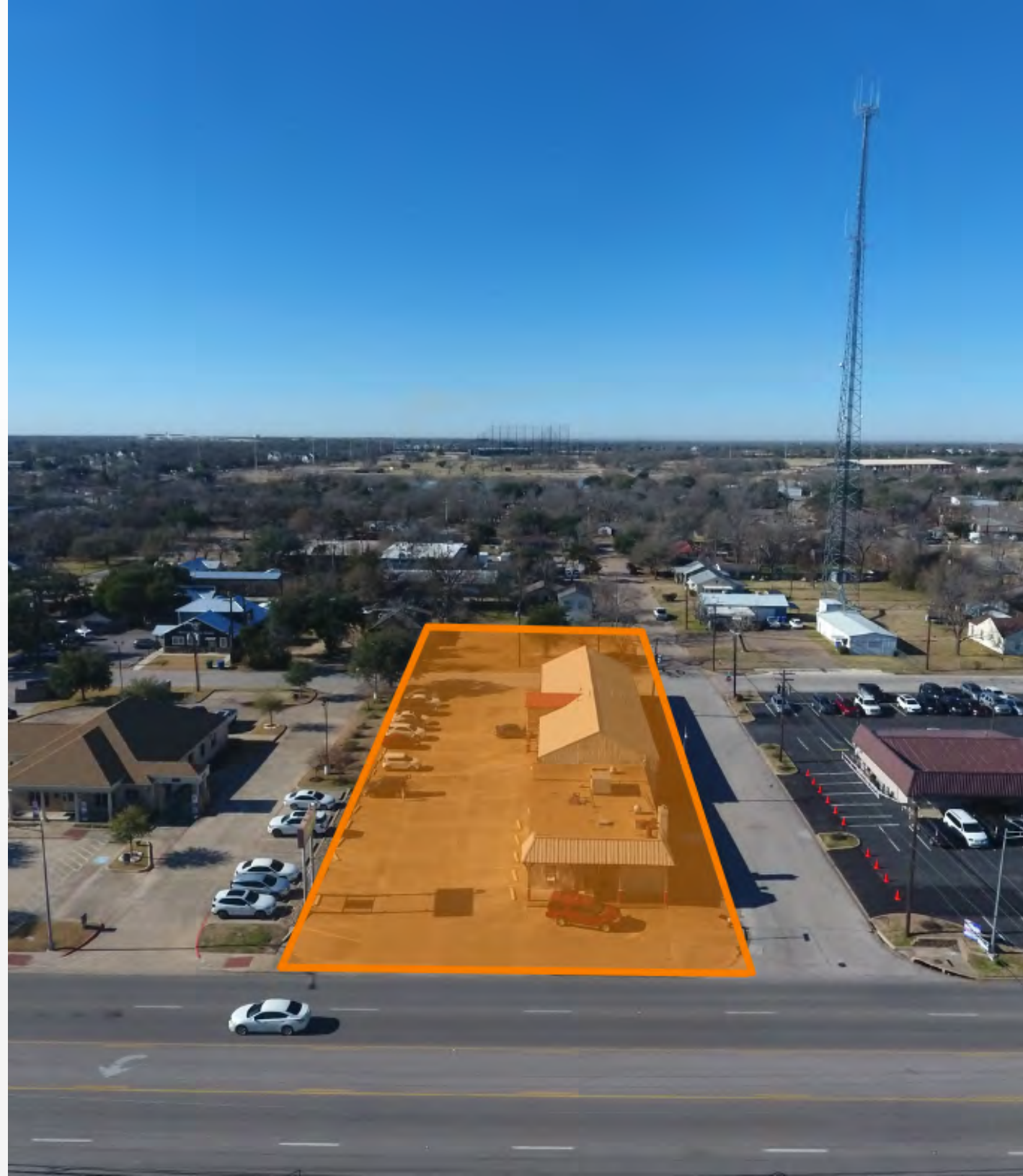
O: 979.431.4400

jarred.taylor@svn.com

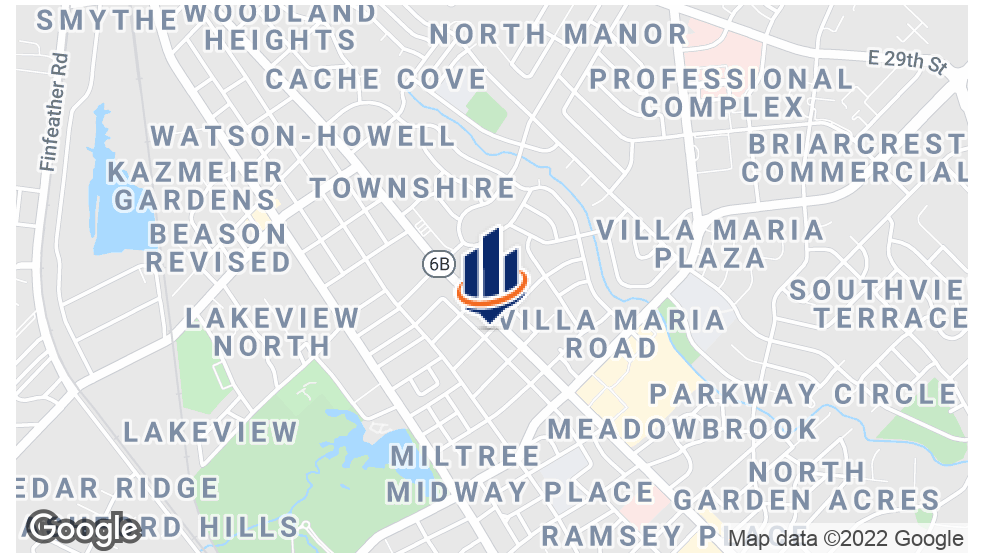
JIM JONES

O: 979.431.4400

jim.jones@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------|
| SALE PRICE: | \$900,000 |
| BUILDING SIZE: | 6,771 SF |
| LOT SIZE: | 19,998 SF |
| YEAR BUILT: | 1985 |

PROPERTY OVERVIEW

Located in the heart of Bryan, Texas, this property is located on one of the most heavily trafficked roads. It is less than five minutes away from the new Midtown Park development, making it a prime location for business. The flex space offers it all: showroom, offices with multiple entry points, and a warehouse shop. It has an ambiguous set up that could be suited for an owner/user all the way to a multi-tenant investor. The seller has taken great care of the building and kept it well maintained.

PROPERTY HIGHLIGHTS

- Over 6,700 sq. ft. of Commercial Space
- [4] Overhead Doors
- Nearly 50 Parking Space
- Multiple HVAC Units

JARRED TAYLOR

O: 979.431.4400

jarred.taylor@svn.com

JIM JONES

O: 979.431.4400

jim.jones@svn.com

ADDITIONAL PHOTOS

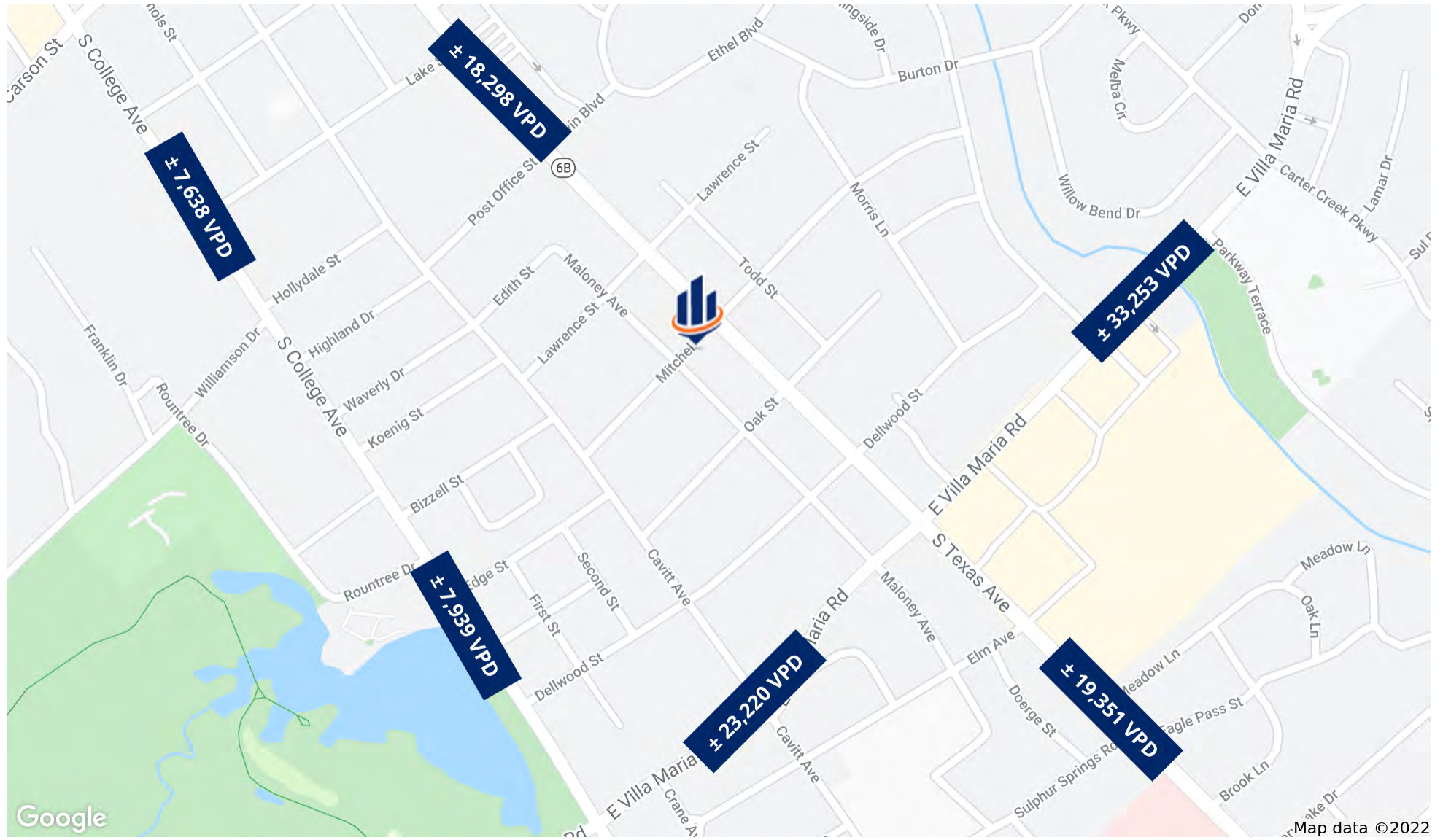


JARRED TAYLOR
O: 979.431.4400
jarred.taylor@svn.com

JIM JONES
O: 979.431.4400
jim.jones@svn.com

2700 TEXAS AVENUE Bryan, TX 77802

VEHICLE TRAFFIC COUNT MAP



JARRED TAYLOR
O: 979.431.4400
jarred.taylor@svn.com

JIM JONES
O: 979.431.4400
jim.jones@svn.com

RETAILER MAP



JARRED TAYLOR JIM JONES
 O: 979.431.4400 O: 979.431.4400
 jarred.taylor@svn.com jim.jones@svn.com

2700 TEXAS AVENUE Bryan, TX 77802

Site Demographic Summary



Ring of 5 miles

INCOME



\$62,251

Average Household Income



\$23,752

Per Capita Income



\$323,137

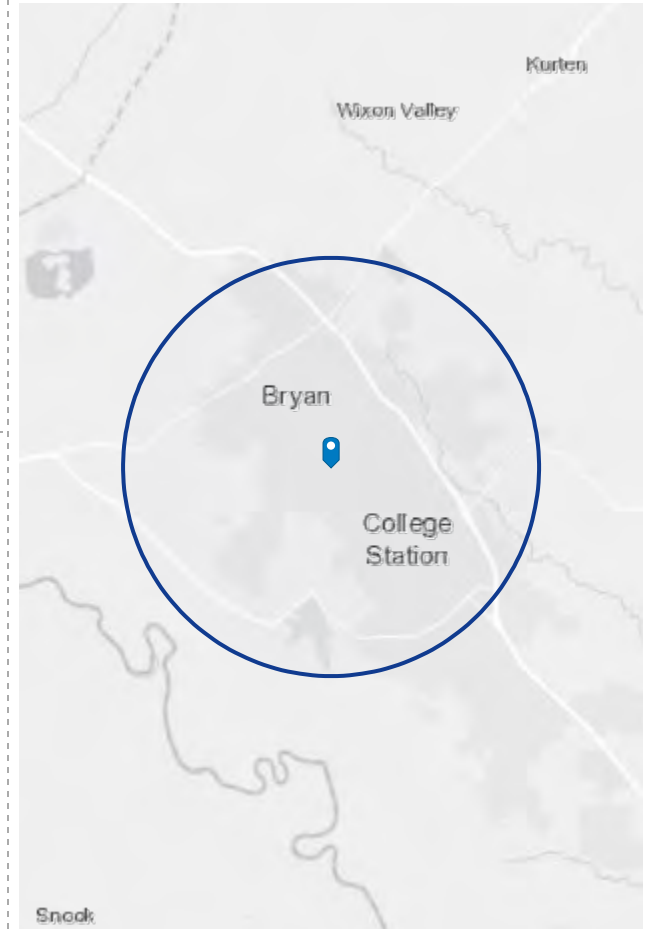
Average Net Worth



\$241,959

Average Home Value

2700 S Texas Avenue



KEY FACTS

167,451

Population

24.8

Median Age

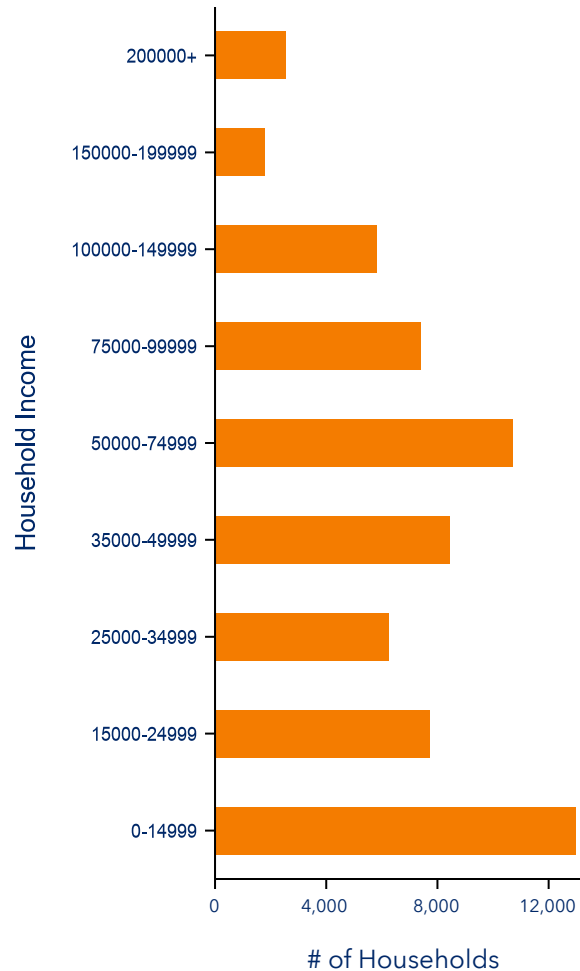


63,534

Households

\$36,933

Median Disposable Income



EDUCATION

14%

No High School Diploma



21%

High School Graduate



27%

Some College



38%

College Graduate

EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

5.8%

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.

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.

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

James Jones

Licensed Supervisor of Sales Agent/
Associate

Jarred Taylor

Sales Agent/Associate's Name

9005980

License No.

545598

License No.

License No.

746005

License No.

riverstone@svn.com

Email

jim.jones@svn.com

Email

jarred.taylor@svn.com

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

(979) 431-4400

Phone

Buyer/Tenant/Seller/Landlord Initials

Date