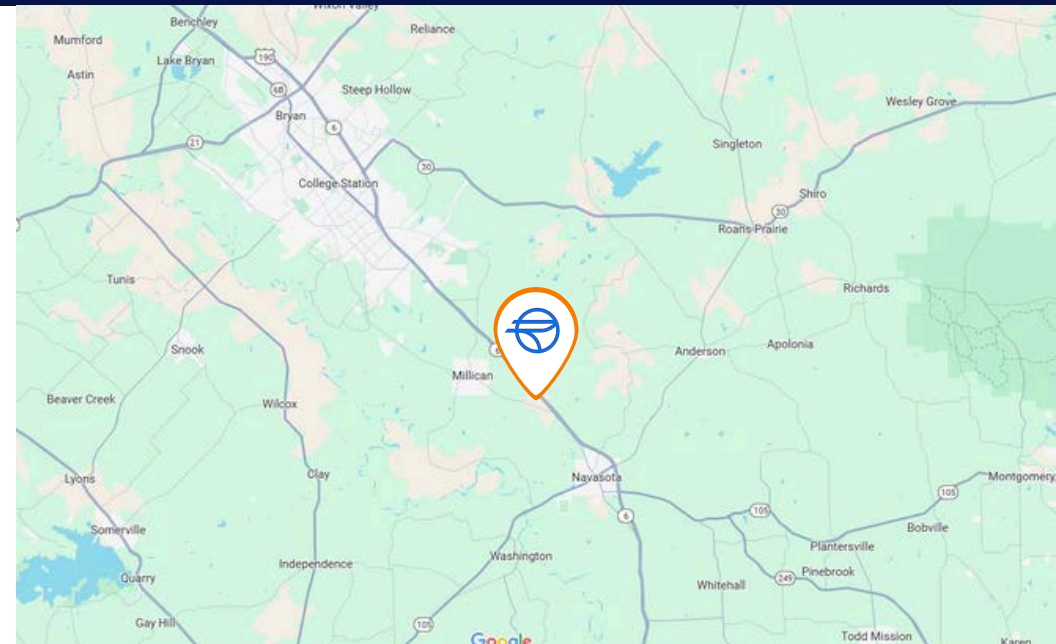




RIVERSTONE
COMMERCIAL REAL ESTATE

TBD Highway 6 and FM 2154
Navasota, TX 77868

TBD HIGHWAY 6 AND FM 2154



OFFERING SUMMARY

Sale Price:	\$5.50 / SF
Lot Size:	±3.83 – ±7.72 Acres
Maximum Contiguous:	±7.72 Acres
Highway 6 VPD:	±46,850 VPD
Floodplain:	None
Highway 6 Frontage:	Lot 3: ±430 feet Lot 4: ±470 feet

PROPERTY HIGHLIGHTS

- Prime location with direct access to Highway 6 and FM 2154, major corridor to Texas A&M University & Kyle Field
- Exceptional Highway 6 visibility
- Three-phase power available
- Regional detention for entire property
- Outside of city limits and College Station ETJ
- Conveniently located less than 5 minutes from Navasota and only 10 minutes from College Station
- Just minutes south of major attraction Santa's Wonderland, Millican Reserve, Southern Pointe and Indian Lakes subdivisions
- Flexible lot configurations — subdivide or combine to suit a wide range of commercial development opportunities
- Ideal for a variety of commercial uses, including retail, industrial, manufacturing, office/warehouse, and storage.



RIVERSTONE
COMMERCIAL REAL ESTATE

JIM JONES
Managing Partner
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TBD HIGHWAY 6 AND FM 2154

College Station, TX

Tower Point Shopping Center



6
TEXAS

Southern Pointe
±2,000 Homes Planned

Indian Lakes
±600 Homes

±46,850 VPD

Millican Reserve
±400 Homes Planned

Reggie's
Country Store



Navasota, TX - 10 Miles



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TBD HIGHWAY 6 AND FM 2154



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 15 miles

INCOME


\$130,148
Average Household
Income


\$47,025
Per Capita Income


\$1,548,616
Average Net Worth


\$441,772
Average Home Value

KEY FACTS

35.8

Median Age


31,002
Households

\$77,531

Median Disposable
Income


86,364
2023 Total Population

EDUCATION

7%

No High
School
Diploma



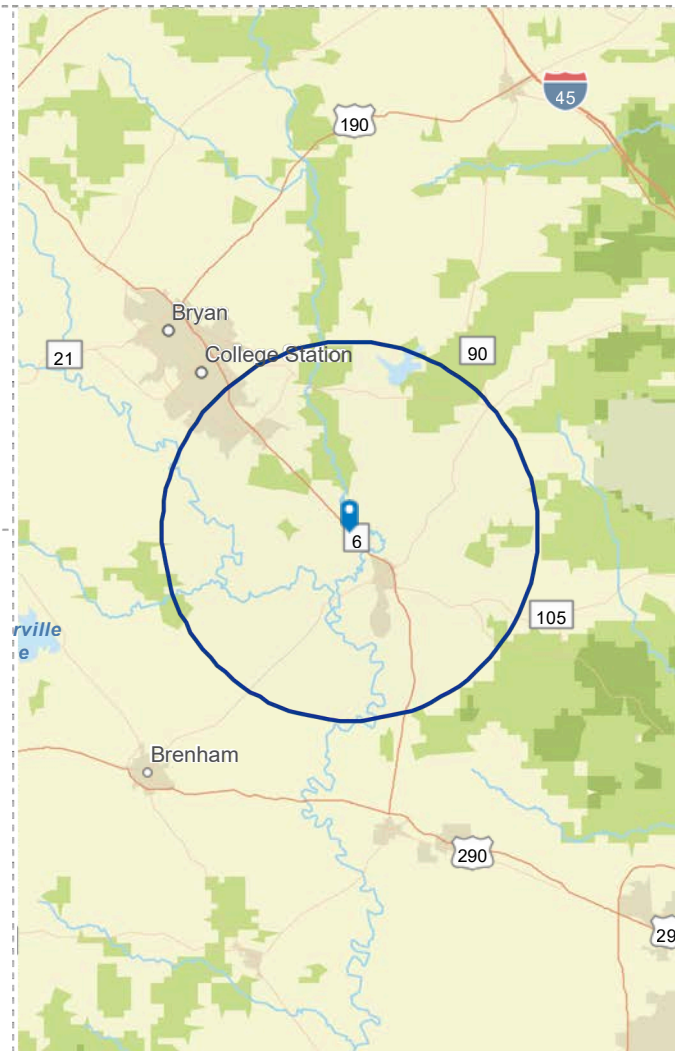
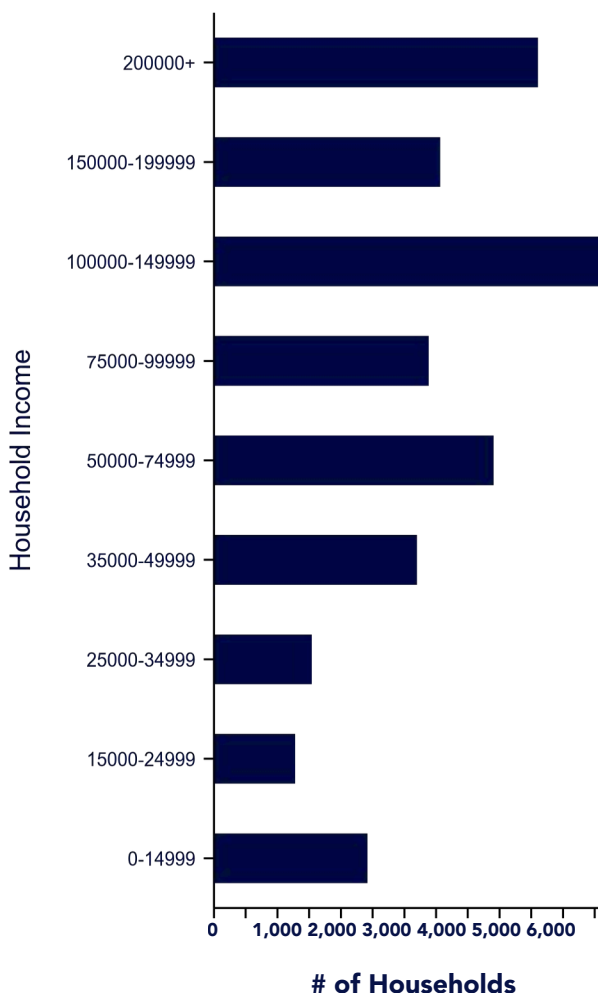
18%
High School
Graduate



23%
Some
College



52%
College
Graduate



EMPLOYMENT



White Collar

76%



Blue Collar

14%



Services

10%

Unemployment
Rate

2.5%

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Sales Agent/Associate's Name

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Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date