



FOR SALE

± 37 ACRES | Hwy 6 & Arrington Road | College Station, TX

FOR SALE
OFFERING

PRESENTED BY:

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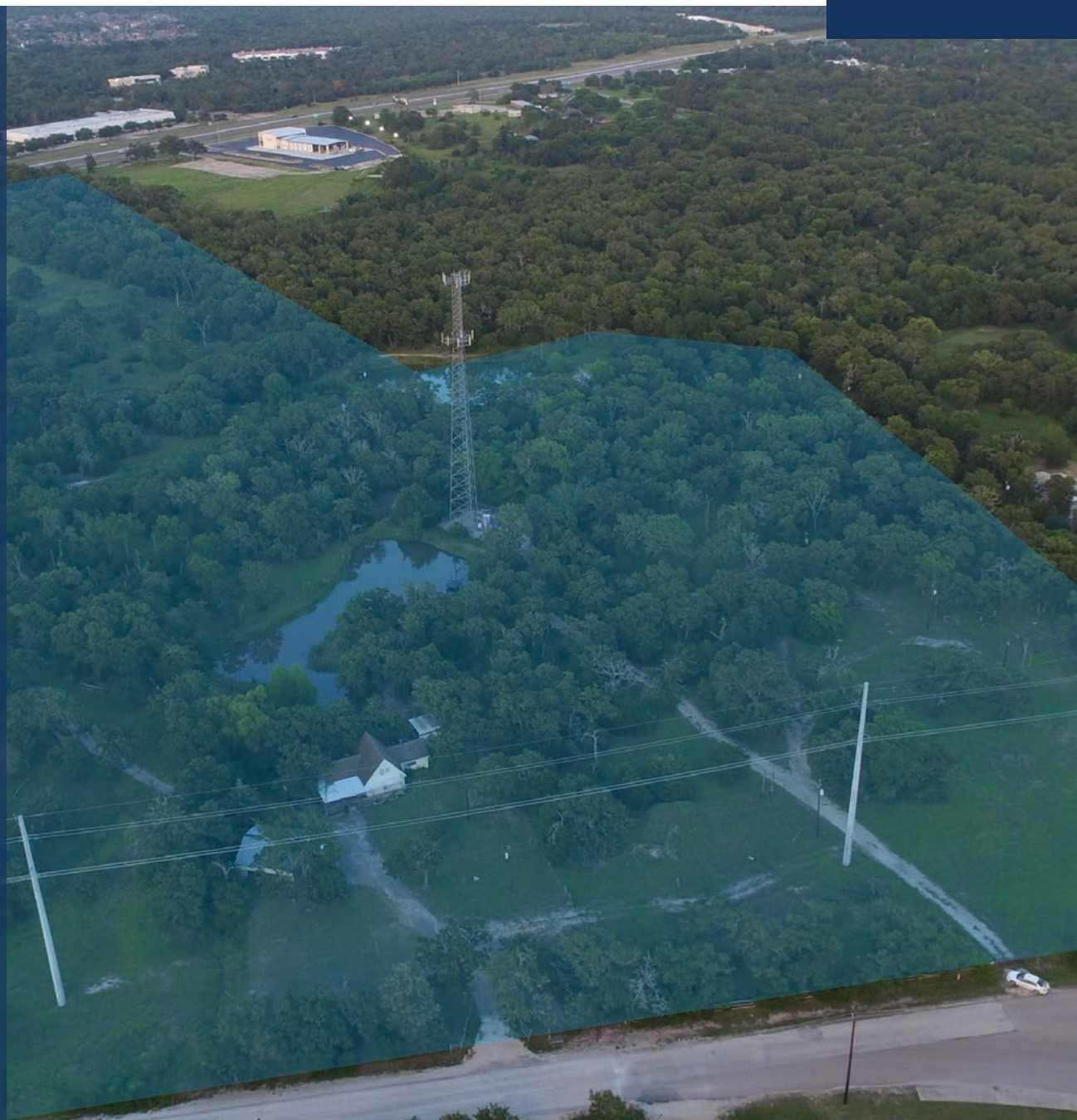
HIGHLIGHTS

FOR SALE

- 37 Acres Located In a High Growth Area In South College Station
- Centrally Located with Great Visibility on Hwy 6 & Arrington Road
- Property Can Be Accessed From Both Hwy 6 & Arrington Rd.
- Will Subdivide
- Located within minutes of over 1,000 planned residential rooftops
- ± 565 Feet of Hwy 6 Frontage Road
- Great Opportunity for a Master Planned / Mixed-use Development
- ± 925 Feet of Arrington Road Frontage
- Utilities in Area

Price

CALL FOR PRICING



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AERIAL

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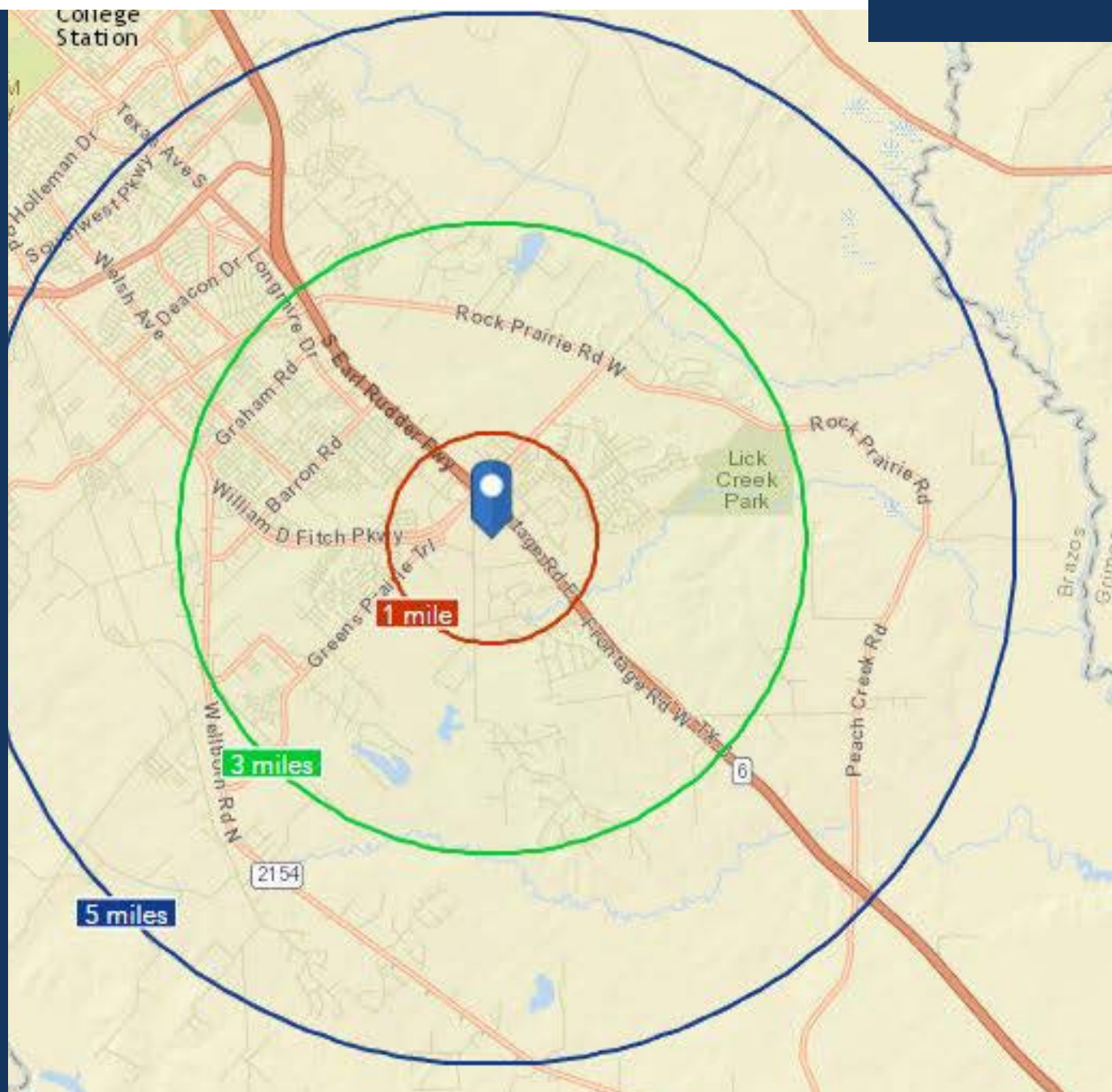
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Demographics

FOR SALE

Demographics

	5 Miles	10 Miles
2016 Total Population	55,996	162,411
2016 Total Households	21,061	63,013
2016 Family Households	12,961	29,935
2016 Average Household Size	2.70	2.57
2016 Owner Occupied HUs	12,058	23,829
2016 Renter Occupied HUs	9,003	39,183
2016 Median Age	36.60	39.5
2016 Median Household Income	87,109	72,855
2016 Average Household Income	116,060	95,587
	5 Miles	10 Miles
2021 Total Population	62,026	177,402
2021 Total Households	23,260	69,050
2021 Family Households	14,299	32,714
2021 Average Household Size	2.70	2.57
2021 Owner Occupied HUs	13,476	26,219
2021 Renter Occupied HUs	9,784	42,831
2021 Median Age	38.10	41.1
2021 Median Household Income	93,049	79,582
2021 Average Household Income	124,878	104,169



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CONTACT INFORMATION

FOR SALE



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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 coincidental 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 Commercial Real Estate	9005980	info@riverstonecre.com	(979)431-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
IABS Form Only

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