



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**18428 SH-6 S TX**  
COLLEGE STATION, TX 77845

**DEREK BANGS** 512.221.3984 | **JIM JONES** 979.431.4400

[www.riverstonecos.com](http://www.riverstonecos.com) | 809 University Drive East, Suite 101-A, College Station, TX 77840



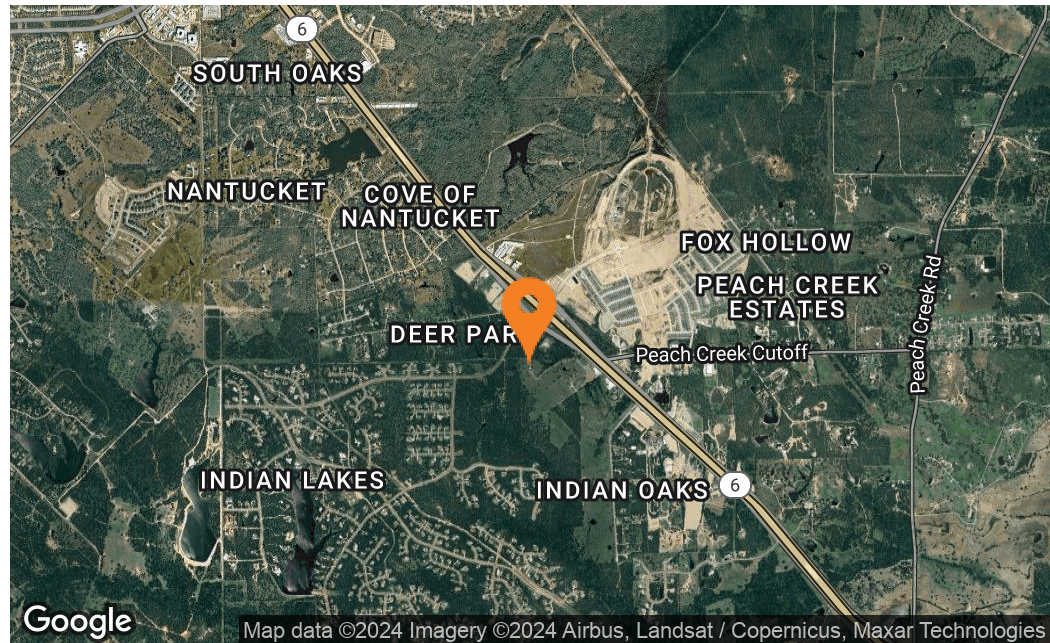
**PROPERTY HIGHLIGHTS**

- Directly on Hwy 6 across from the new Southern Pointe subdivision
- Just a few minutes from HEB anchored Tower Point retail
- 500' of Hwy 6 frontage
- Mix of open and wooded areas
- Existing 4,172 SF home with 3-car garage
- Great for owner operator looking for business site with living quarters or investor looking to develop commercial in front and residential in the back

**OFFERING SUMMARY**

Sale Price: \$2,390,000

Lot Size: 17.974 Acres



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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 1 mile

## KEY FACTS

43.5

Median Age



396

Households

\$92,229

Median Disposable Income



1,011

2023 Total Population

## EDUCATION

2%

No High School Diploma



15%

High School Graduate



27%

Some College



56%

College Graduate

## INCOME



\$170,502

Average Household Income



\$67,347

Per Capita Income



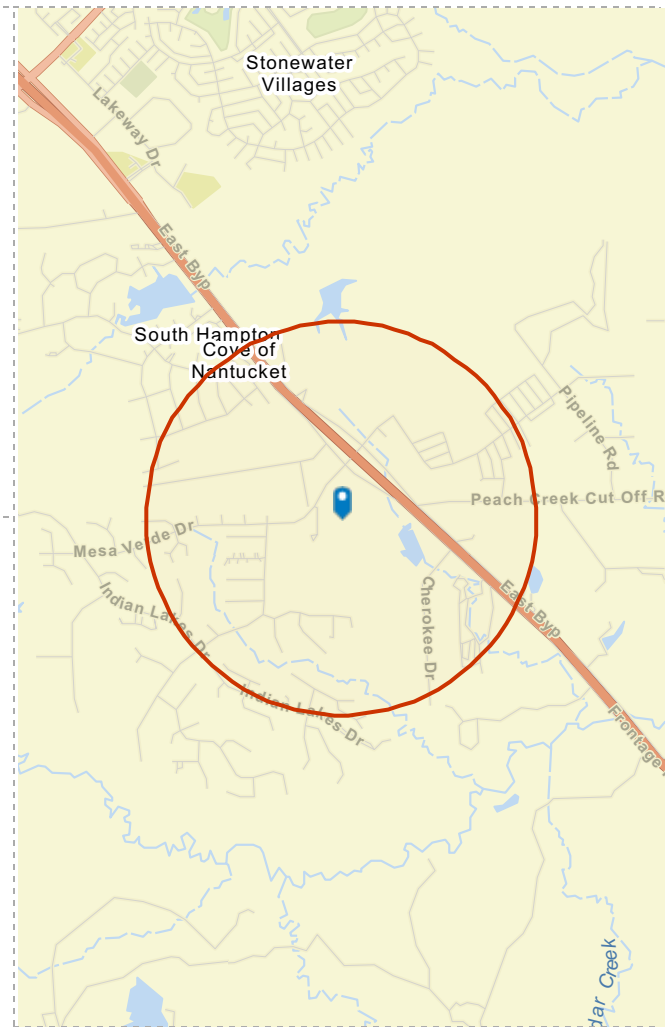
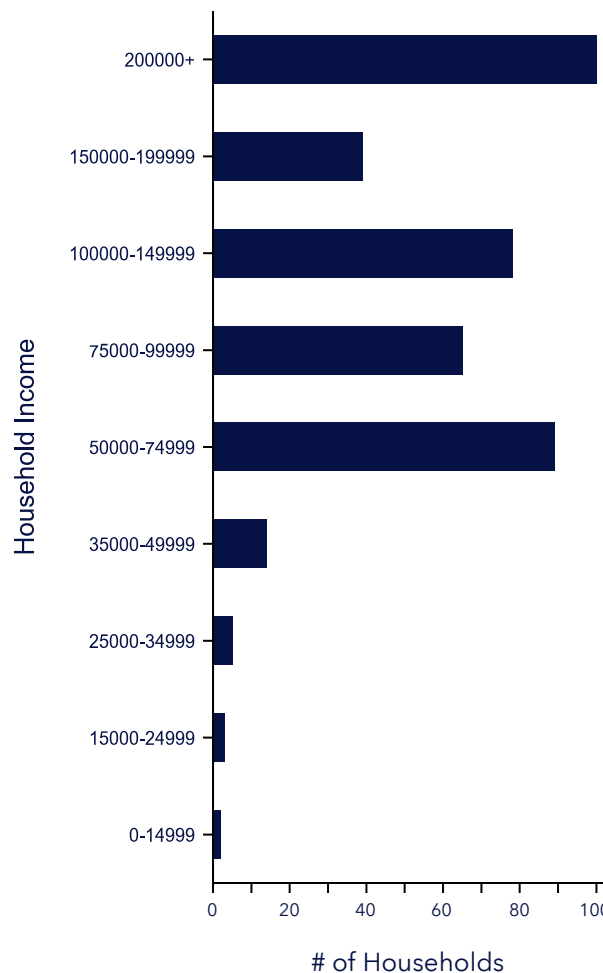
\$2,431,819

Average Net Worth



\$523,611

Average Home Value



## EMPLOYMENT



58%

White Collar



29%

Blue Collar



Services

13%

Unemployment Rate

5.4%

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

43.2

Median Age



4,189

Households

\$129,152

Median Disposable Income



11,404

2023 Total Population

## EDUCATION

2%

No High School Diploma



8%

High School Graduate



16%

Some College



74%

College Graduate

## INCOME



\$220,282

Average Household Income



\$78,750

Per Capita Income



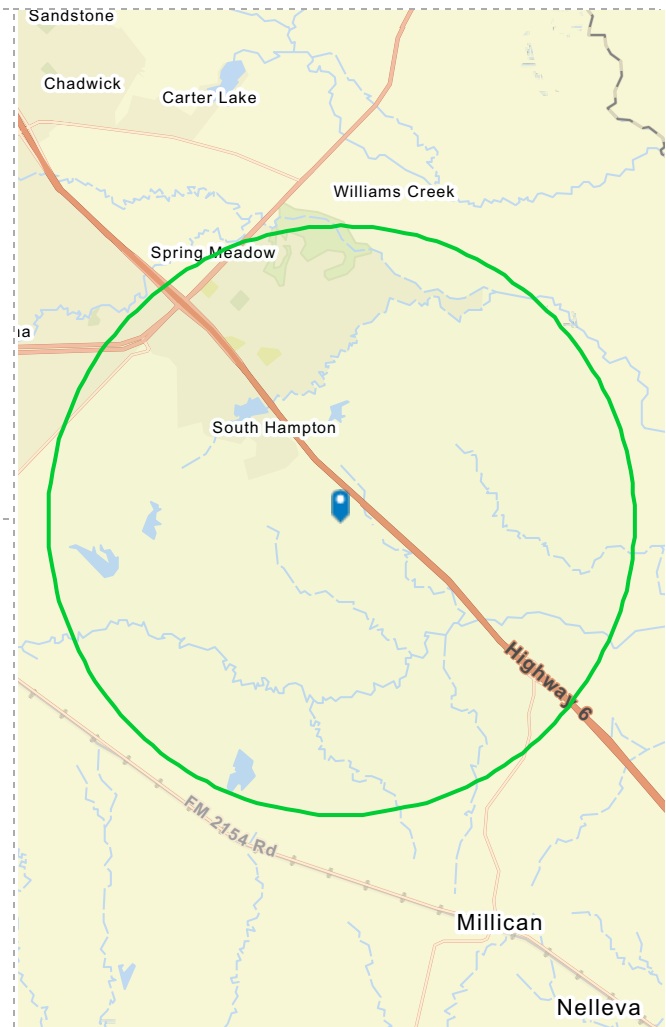
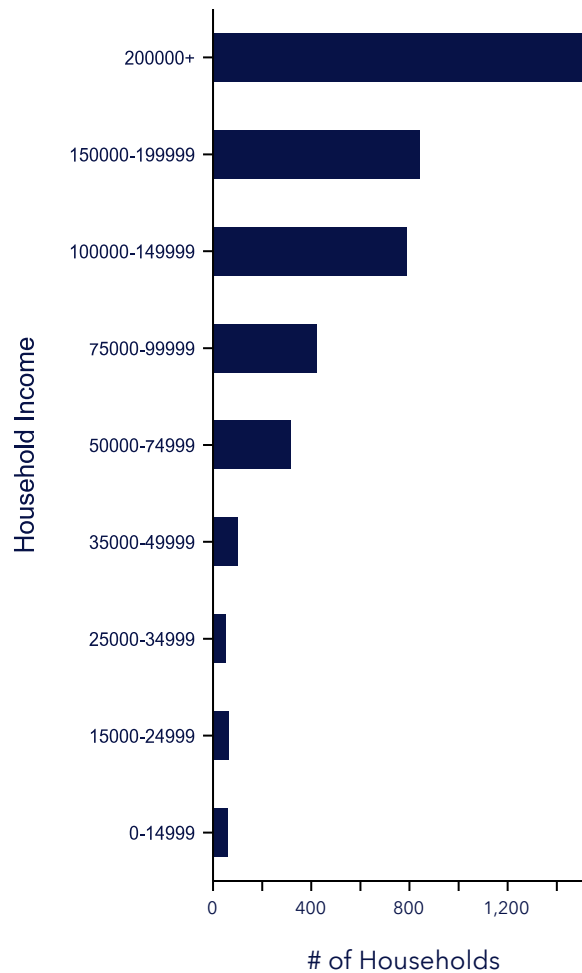
\$3,088,979

Average Net Worth



\$570,014

Average Home Value



## EMPLOYMENT



84%

White Collar



10%

Blue Collar



6%

Services

1.9%

Unemployment Rate

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

35.8

Median Age



13,509

Households

\$105,838

Median Disposable Income



38,776

2023 Total Population

## EDUCATION

1%

No High School Diploma



9%

High School Graduate



19%

Some College



70%

College Graduate

## INCOME



\$167,233

Average Household Income



\$58,072

Per Capita Income



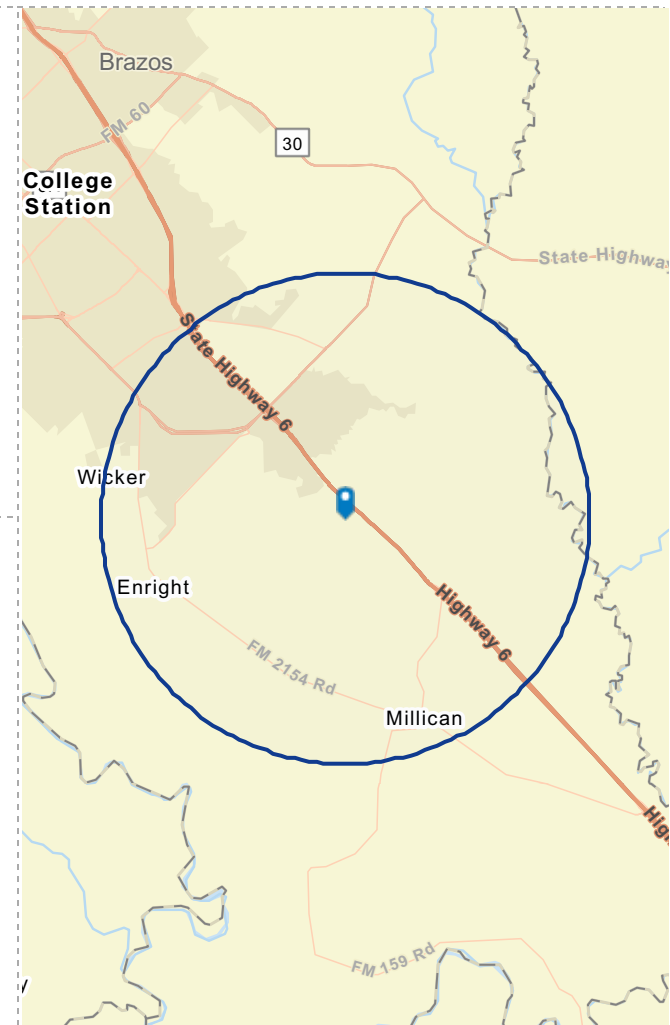
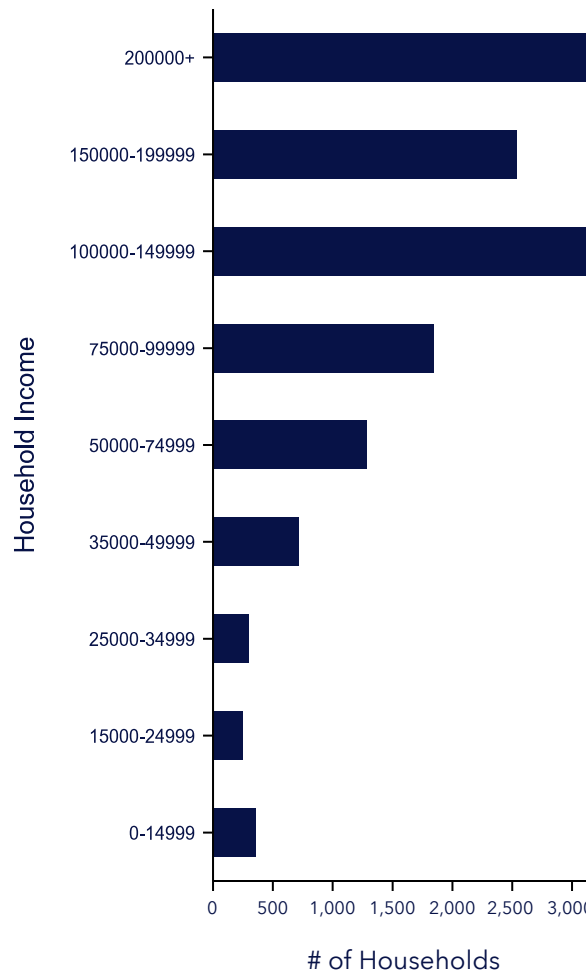
\$1,964,700

Average Net Worth



\$453,076

Average Home Value



## EMPLOYMENT



84%

White Collar



8%

Blue Collar



7%

Services

2.2%

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.

<b>Riverstone Companies, LLC</b> _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<b>9008522</b> _____ License No.	<b>info@riverstonecos.com</b> _____ Email	<b>(979) 431-4400</b> _____ Phone
<b>James Jones</b> _____ Designated Broker of Firm	<b>545598</b> _____ License No.	<b>jim@riverstonecos.com</b> _____ Email	<b>(979) 431-4400</b> _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Derek Bangs</b> _____ Sales Agent/Associate's Name	<b>817435</b> _____ License No.	<b>derek.bangs@riverstonecos.com</b> _____ Email	<b>(512) 221-3984</b> _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	