



LAND FOR SALE

± 154 Acres | Thousand Oaks Ranch | College Station, TX



FOR SALE
OFFERING

PRESENTED BY:

Jim Jones | jjones@riverstonecre.com | 979-431-4400 ext. 102

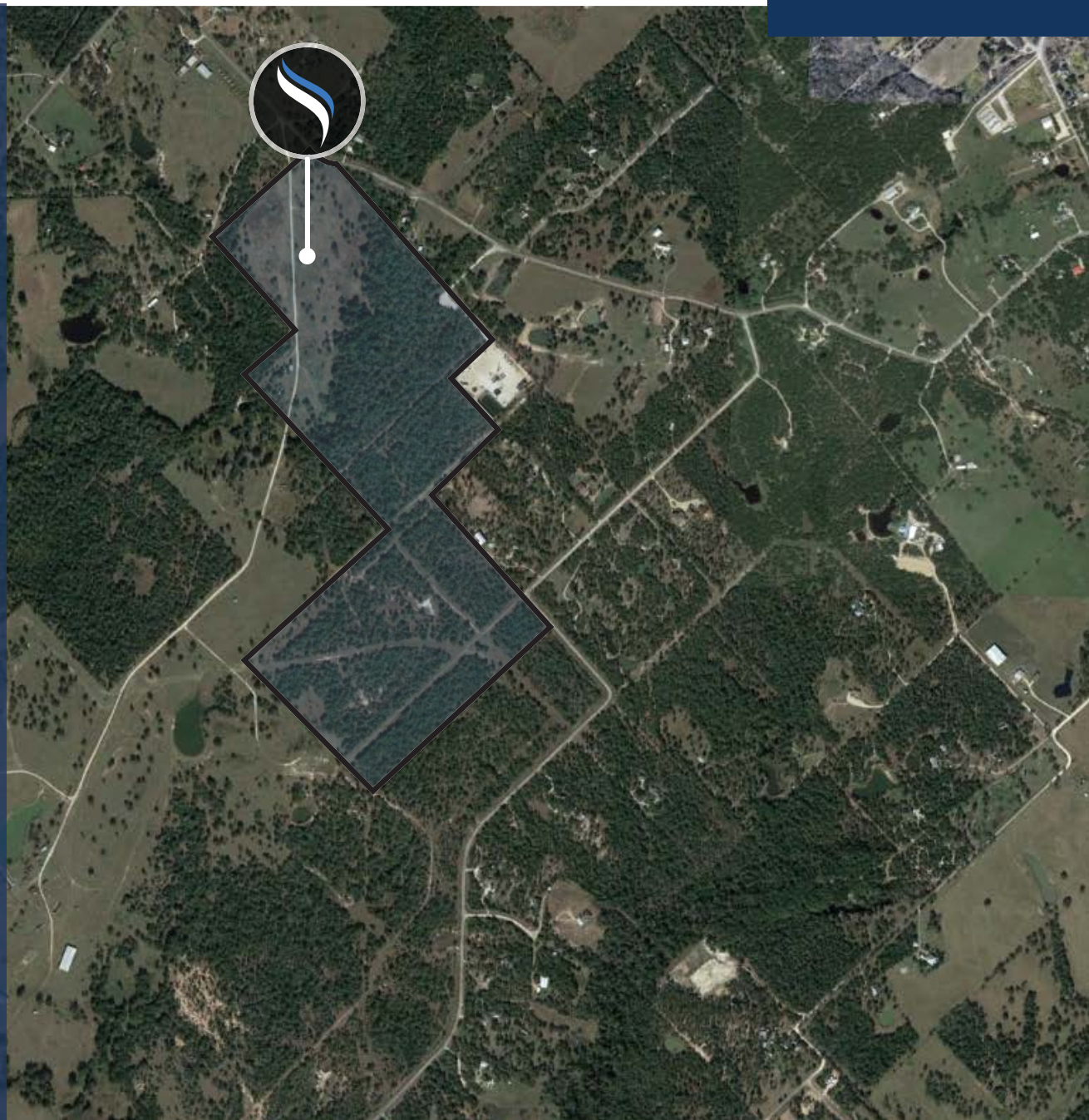
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HIGHLIGHTS

LAND FOR SALE

- Great Location just Southwest of College Station
- Access from two roads
- Public Water Nearby
- Many Possibilities
 - ~ Development Opportunity
 - ~ Great Recreation and Hunting property near Texas A&M
- Only 15 Minutes to Kyle Field and Texas A&M University and just 1.5 hours to Houston

Price: \$3,410,000

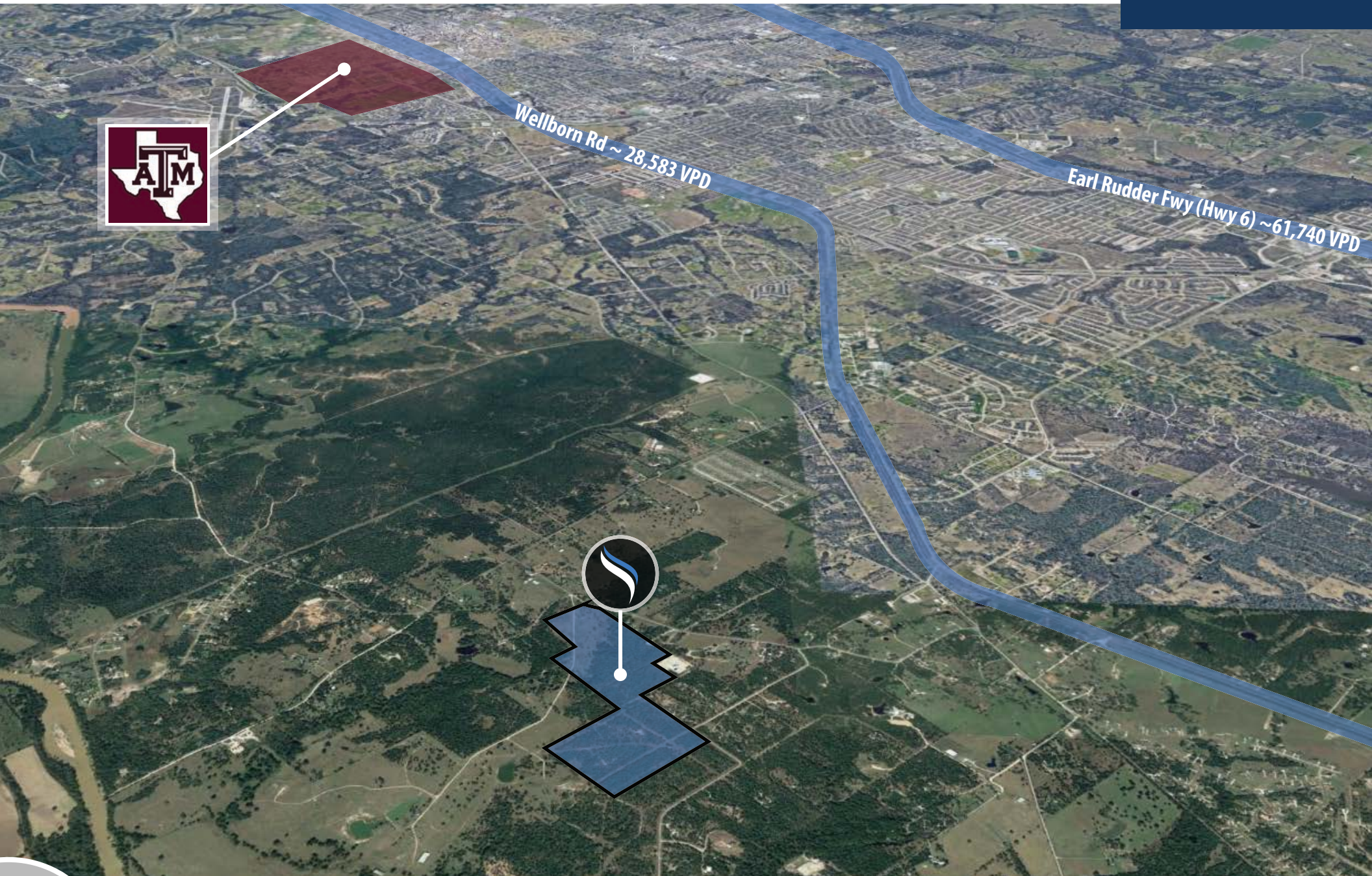


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AERIAL

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GALLERY

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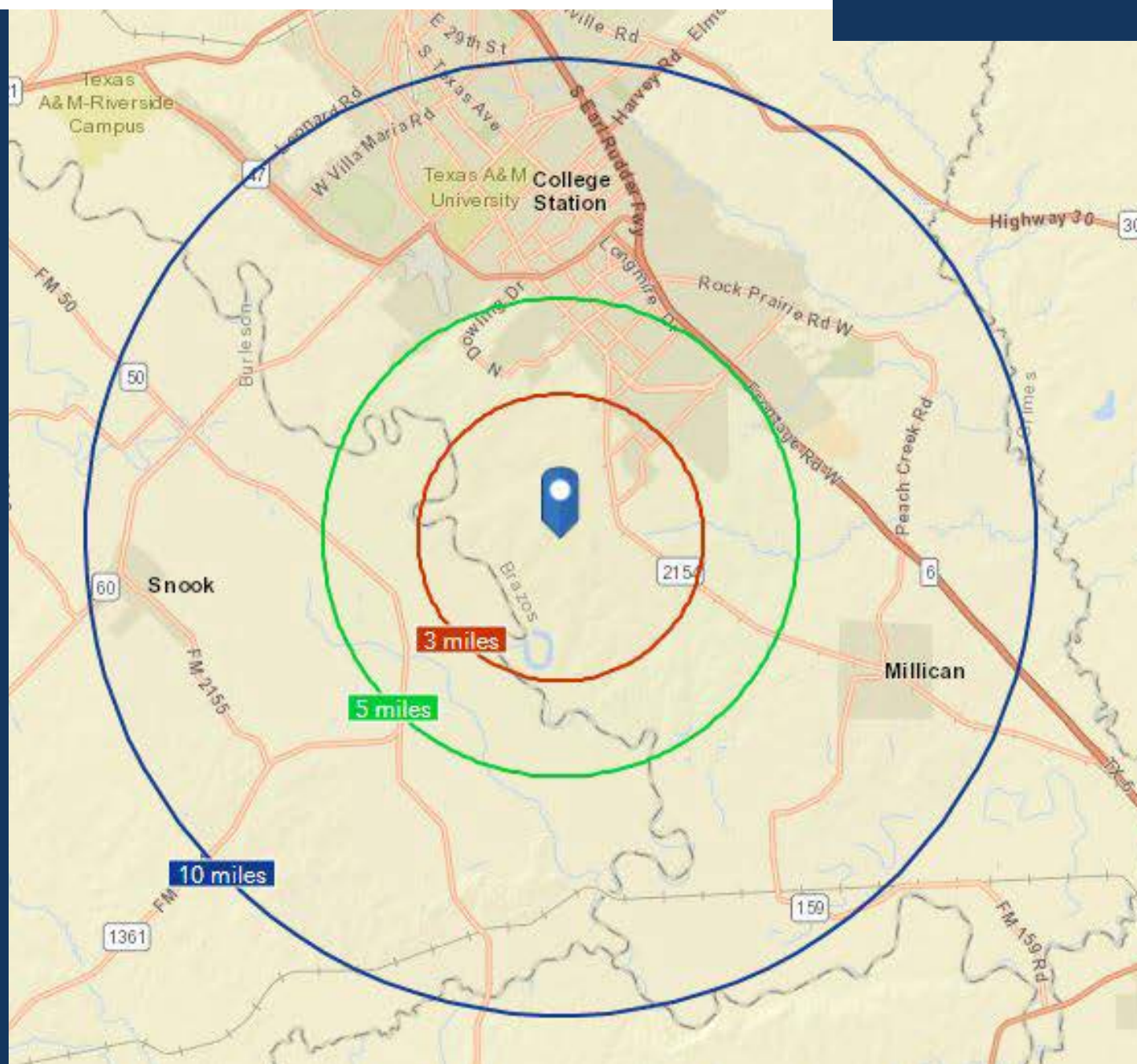
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DEMOGRAPHICS

LAND FOR SALE

Demographics

	10 Miles
2017 Total Population	147,928
2017 Total Households	56,692
2017 Family Households	26,117
2017 Average Household Size	2.42
2017 Owner Occupied HUs	20,512
2017 Renter Occupied HUs	36,181
2017 Median Age	24.1
2017 Median Household Income	\$40,637
2017 Average Household Income	\$69,319
	10 Miles
2022 Total Population	162,843
2022 Total Households	62,666
2022 Family Households	28,835
2022 Average Household Size	2.43
2022 Owner Occupied HUs	22,837
2022 Renter Occupied HUs	39,828
2022 Median Age	24.5
2022 Median Household Income	\$46,174
2022 Average Household Income	\$79,313



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CONTACT INFORMATION

LAND 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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

Riverstone Commercial Real Estate, 1722 Broadmoor Drive Bryan, TX 77802
James Jones

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IABS 1-0 Date
IABS Form Only

All data is deemed reliable but is not guaranteed accurate by the Riverstone C.R.E. Co.

All information regarding a property for sale, rental, taxes or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, change of price, rental, commission, prior sale, lease or financing, or withdrawal without notice. All square footage and dimensions are approximate. You and your tax, legal and other advisors should conduct your own investigation of the property and transaction.