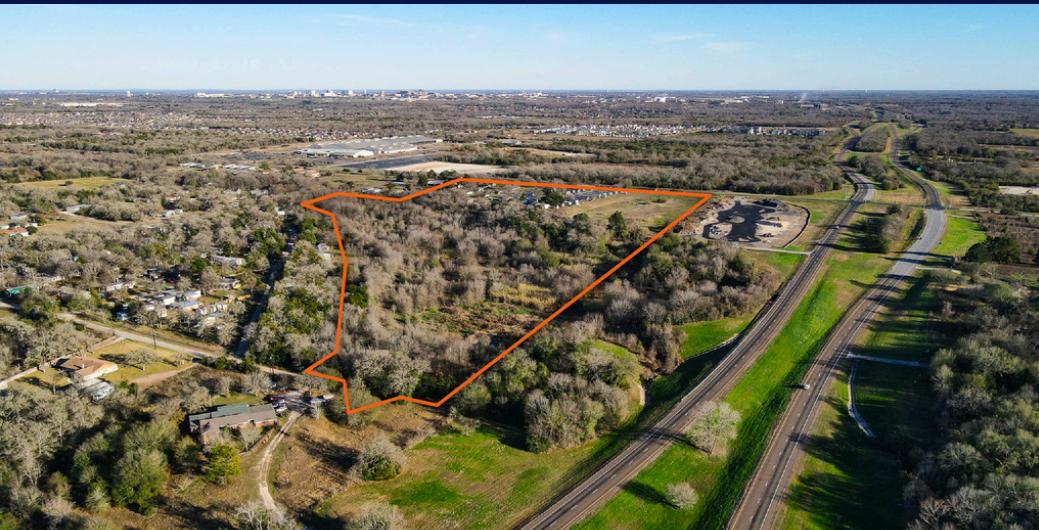




**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND FOR SALE**  
Hard Corner on TX-47 & Leonard Rd  
Bryan, TX 77807

# Hard Corner on TX-47 & Leonard Rd



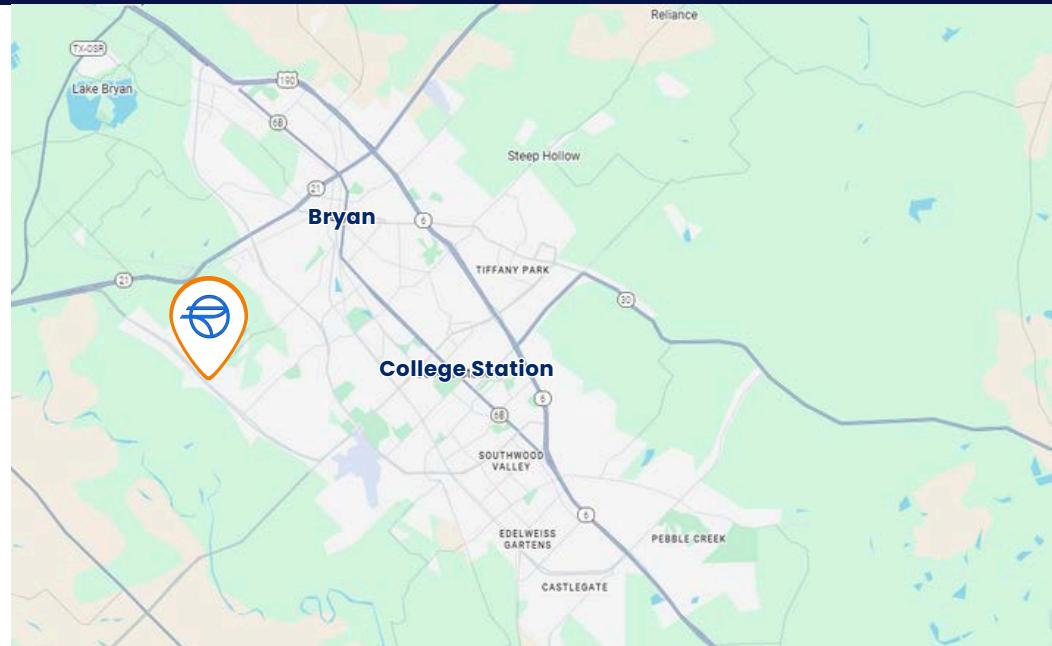
## OFFERING SUMMARY

|                      |                                       |
|----------------------|---------------------------------------|
| Sale Price:          | Call for Pricing                      |
| Lot Size:            | ±41.85 Acres                          |
| TX-47 Frontage Feet: | ±2,000 Feet                           |
| Zoning:              | Innovation Corridor - Retail Services |

## PROPERTY HIGHLIGHTS

- Utilities Available from the City of Bryan
- Located within Opportunity Zone
- Across the Street from Brazos County Expo Complex
- ±3 Miles from A&M Rellis Campus
- ±5 Miles from Texas A&M University
- ±2 Miles from Traditions Master Planned Community
- Active Mobile Home Park with \$332,000 NOI

*\*\*Prospective Buyers are strictly prohibited from approaching or contacting the management or tenants of the mobile home park. All communications must be conducted through Riverstone Commercial Real Estate.*

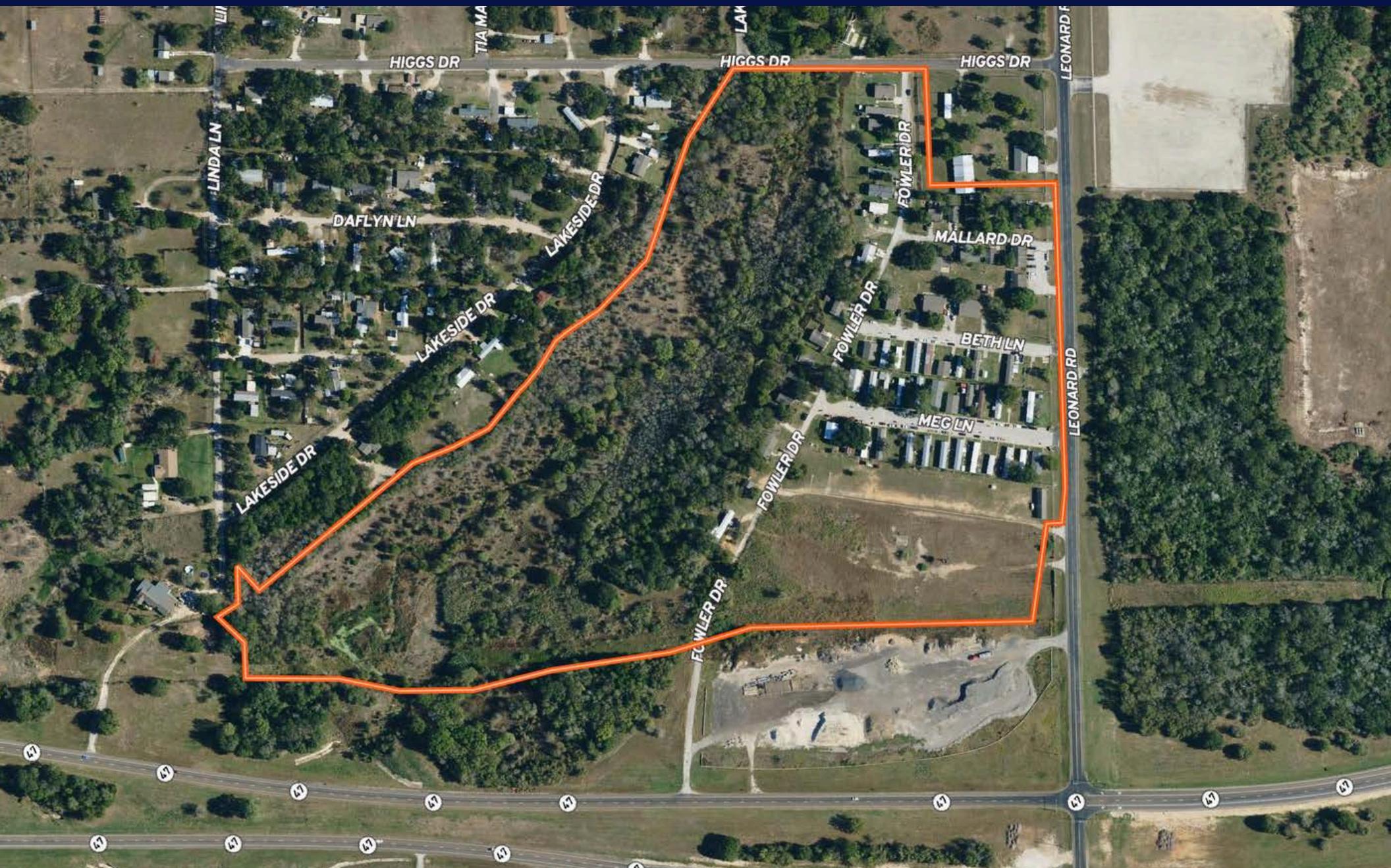


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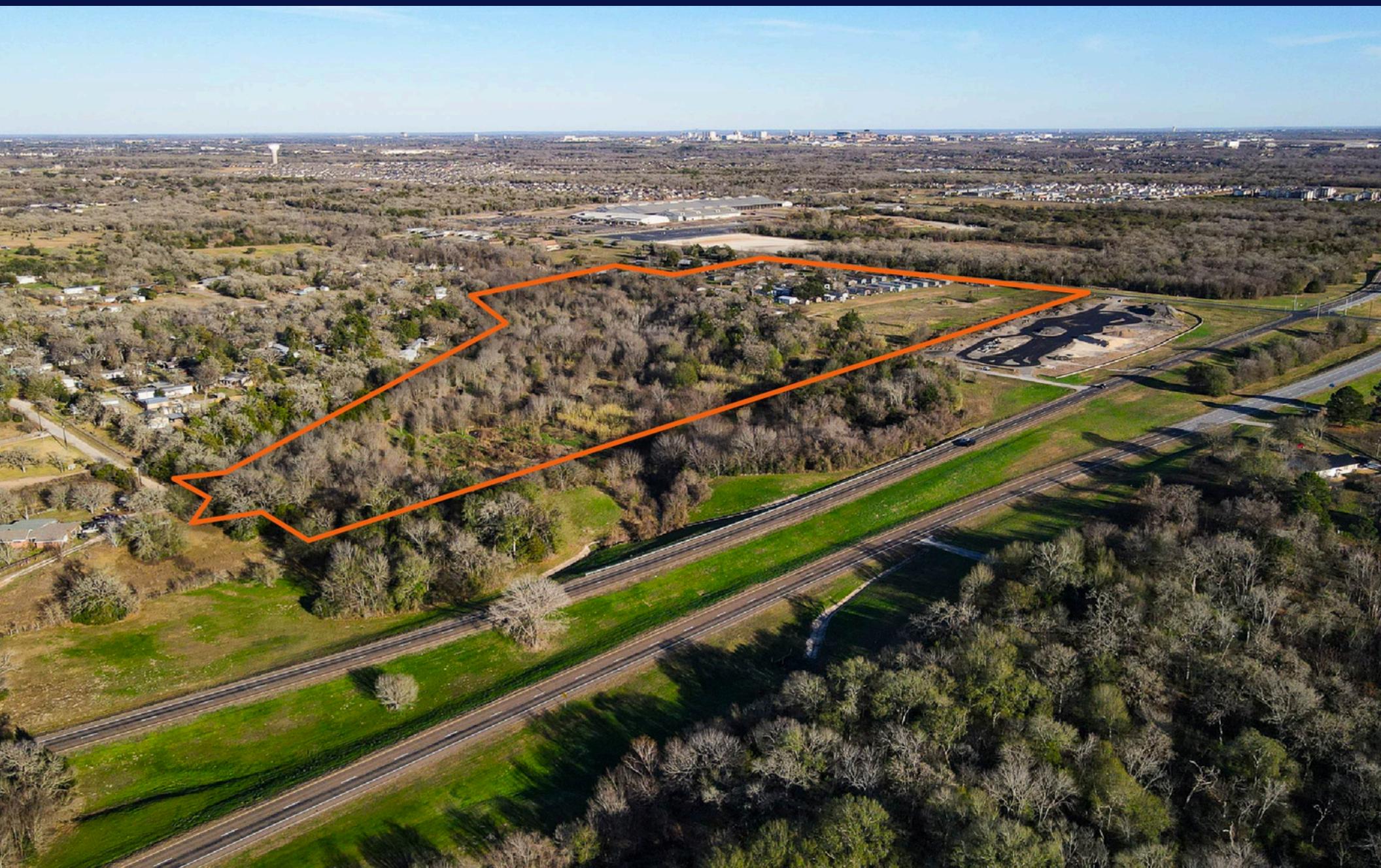


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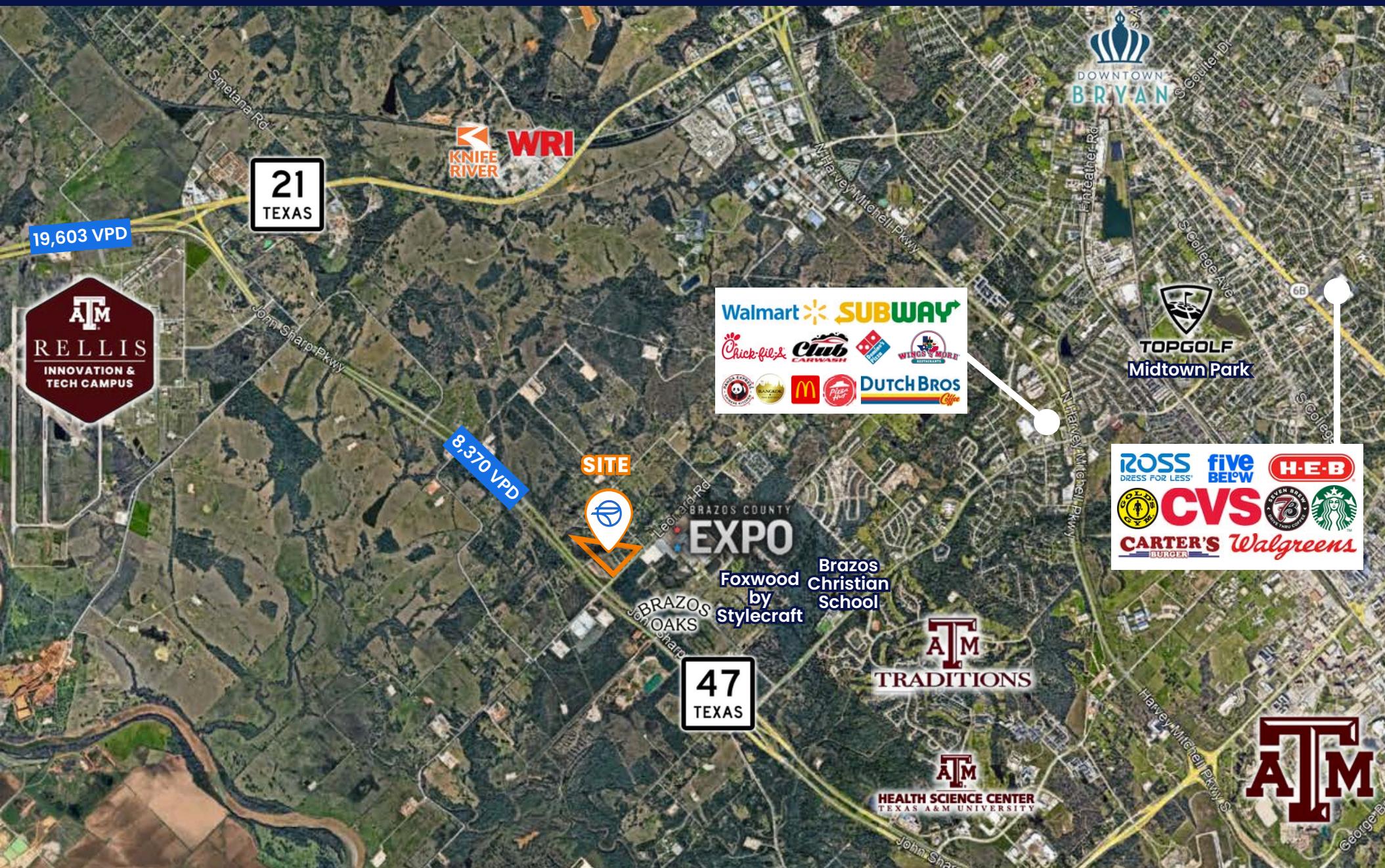


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## ATLAS LAKE WALK

The Atlas Lake Walk is at the center of Bryan-College Station's emerging technology and innovation hub. Surrounded by upscale local retailers, the Stella Hotel, and Traditions Country Club this walkable community lake area is frequented by many. Whether you're a student at Texas A&M or are working nearby, the Atlas Lake Walk is a community environment fostering meaningful experiences and memorable connections.

## BRAZOS COUNTY EXPO CENTER

The Brazos County Expo center is composed of 2 arenas, 2 pavilions, an exhibit hall, a ballroom, and 76 RV spots with 150 acres of property surrounding the complex. Roads surround all four sides and 1,548 parking spaces allow efficient flow of traffic into and out of the Complex. Depending on the type of event and its unique set up requirements, the Exhibit Hall can accommodate events with attendance from as few as 50 up to 2,000 guests. The Expo Center features a diversified clientele basis, hosting various events every day!



## TRADITIONS COUNTRY CLUB

Traditions Country Club is the premier golf club residential community in Bryan-College Station. Sitting on 900 acres nestled in the native hardwoods and rolling hillsides, this community offers state of the art amenities from a championship 18-hole golf course, to a fine dining clubhouse, to a 25-meter junior Olympic lap pool. Not exclusive to only residents, but Bryan-College Station locals are also able to purchase memberships and experience the great lifestyle at Traditions Country Club.



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## Rellis Campus

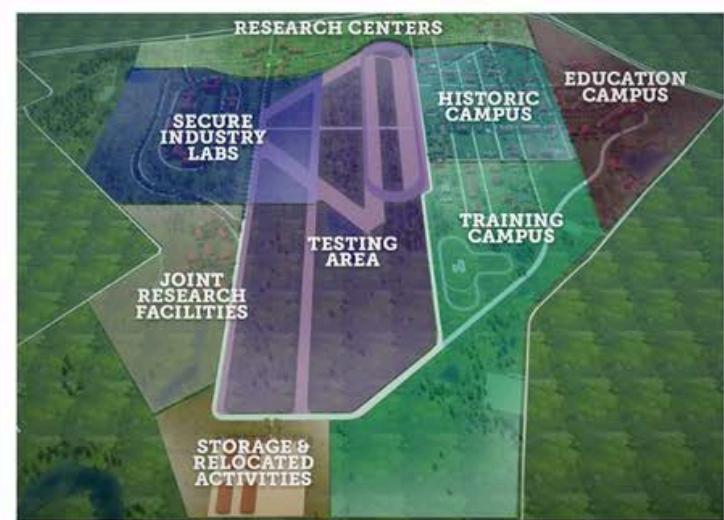
Housing various Texas A&M System state agencies and spanning over a million square feet of laboratory and office space, RELLIS provides a distinctive environment for research and development. With an emphasis on research, RELLIS engages in active projects ranging from soil erosion and automotive technology to computational mechanics and alternative energy.

The 2018 RELLIS Campus Master Plan is a strategic initiative designed to bolster The Texas A&M University System's standing as a national frontrunner in high-tech research, innovation, training, and technological advancement. The proposed changes outlined in this plan aim to convert the predominantly undeveloped 1,877 acres of land into a multifaceted research, testing, and workforce development campus, directly contributing to societal progress.

In a significant move, the Board of Regents granted approval in August 2023 for the construction of a new Animal Reproductive Biotechnology Center at A&M's RELLIS campus in Bryan. This state-of-the-art 12,600 square-foot facility, with a budget totaling \$13 million, will encompass cutting-edge labs, animal holding and handling spaces, specimen collection chutes, and stanchion areas.

Simultaneously, construction is underway for the Rellis Data and Research Center, spanning 45,875 square feet at the Texas A&M University campus. Anticipated to open in Q3, this facility represents a pivotal addition to the research landscape.

Notably, the Board of Regents recently greenlit the development of a \$43 million STEM education center, a three-story structure situated at the intersection of Bryan Road and the Academic Complex parking lot. Encompassing approximately 50,000 square feet, the center will house a large machine shop, wood shop, digital and physical maker space, 3D printing and prototyping space, augmented reality simulation space, and office support facilities.



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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE  
Ring of 5 miles

## KEY FACTS

25.5

Median Age

\$40,912

Median Disposable Income

21,813

Households

61,043

2023 Total Population

## EDUCATION

18%



No High School Diploma

29%

High School Graduate



23%

Some College



30%

College Graduate

## INCOME



**\$69,073**

Average Household Income



**\$25,069**

Per Capita Income



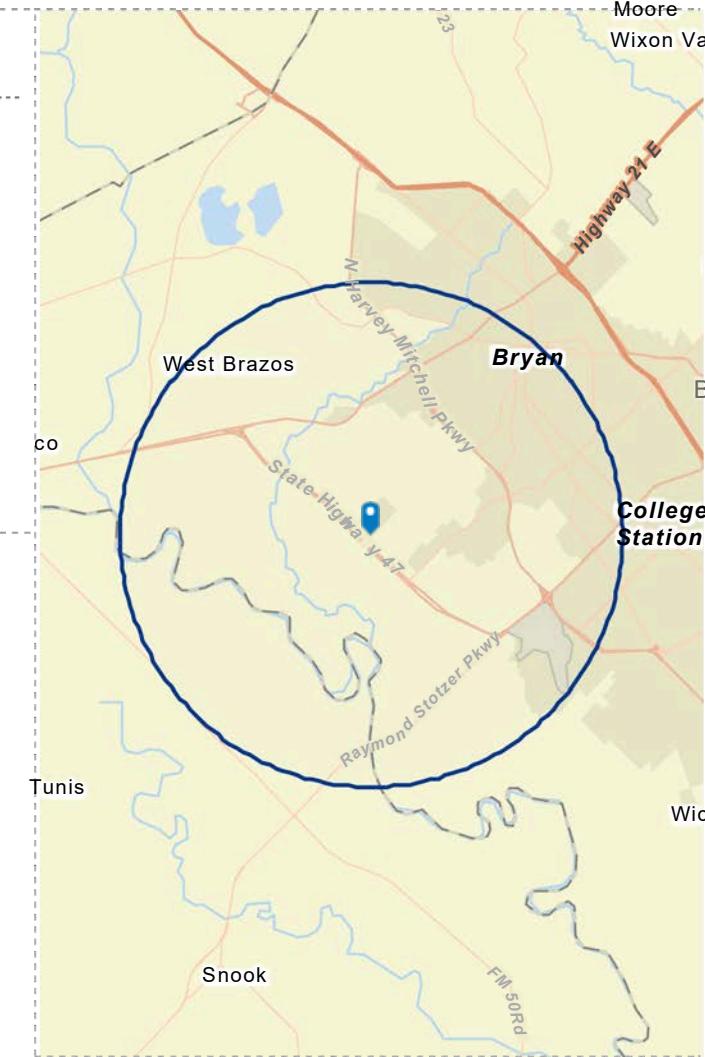
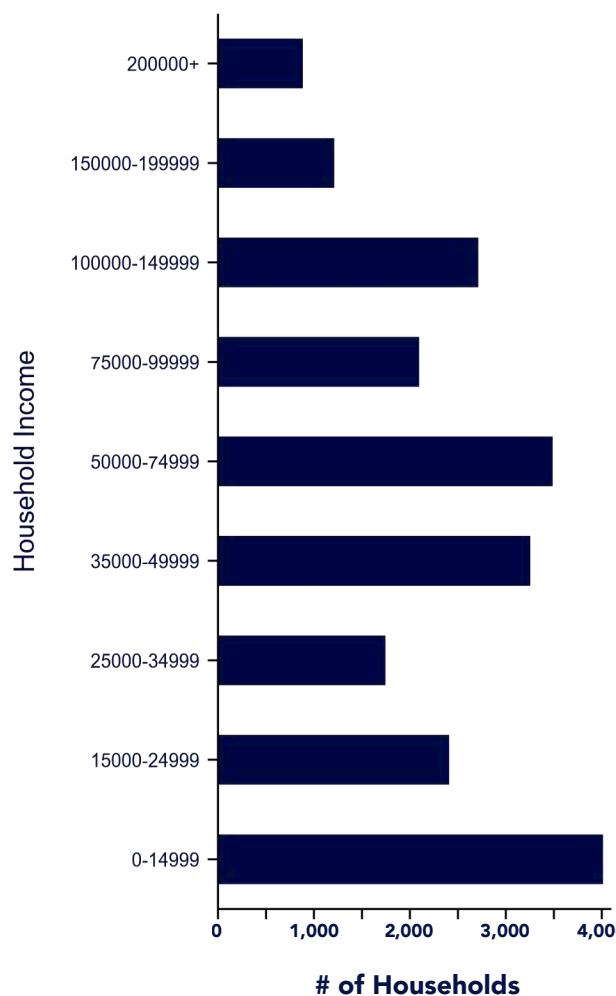
**\$409,106**

Average Net Worth



**\$306,417**

Average Home Value



## EMPLOYMENT



56%

White Collar



26%

Blue Collar



18%



# 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

### **Jarred Taylor**

Sales Agent/Associate's Name

**9008522**

License No.

**545598**

License No.

License No.

**746005**

License No.

Buyer/Tenant/Seller/Landlord Initials

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