

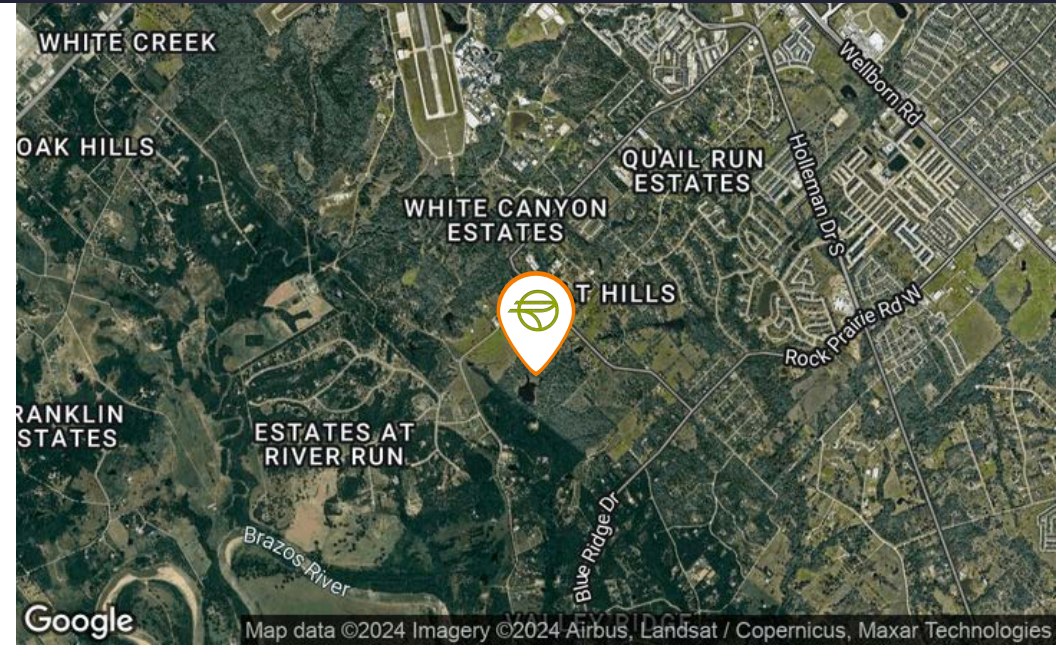


RIVERSTONE
LAND AND RANCH

40 Acres | Hopes Creek Road
College Station, TX 77845

BLAKE JONES 979.220.0061 | **JIM JONES** 979.431.4400

www.riverstoneecos.com | 809 University Drive East, College Station, TX 77840



OFFERING SUMMARY

<u>Sale Price:</u>	\$60,000 / Acres
<u>Lot Size:</u>	±40 Acres
<u>Total Road Frontage:</u>	±2,460 feet
<u>Utilities:</u>	Water and Electric On-Site

PROPERTY HIGHLIGHTS

- College Station Independent School District
- Minutes Away from Texas A&M University & Kyle Field
- Surrounded by established residential & commercial developments
- Convenient Access to Dining & Shopping at Jones Crossing and a Multitude of Other Retail Outlets
- Located in Central College Station Area, a Few Short Miles to Easterwood Airport
- Perimeter Fencing
- Paved Road Frontage
- Water and Electric On-Site
 - 10" Water Line along Hopes Creek Road
- 3-Phase Electric Available
- Located in College Station ETJ
- Ideal for office/warehouse, residential, or student living



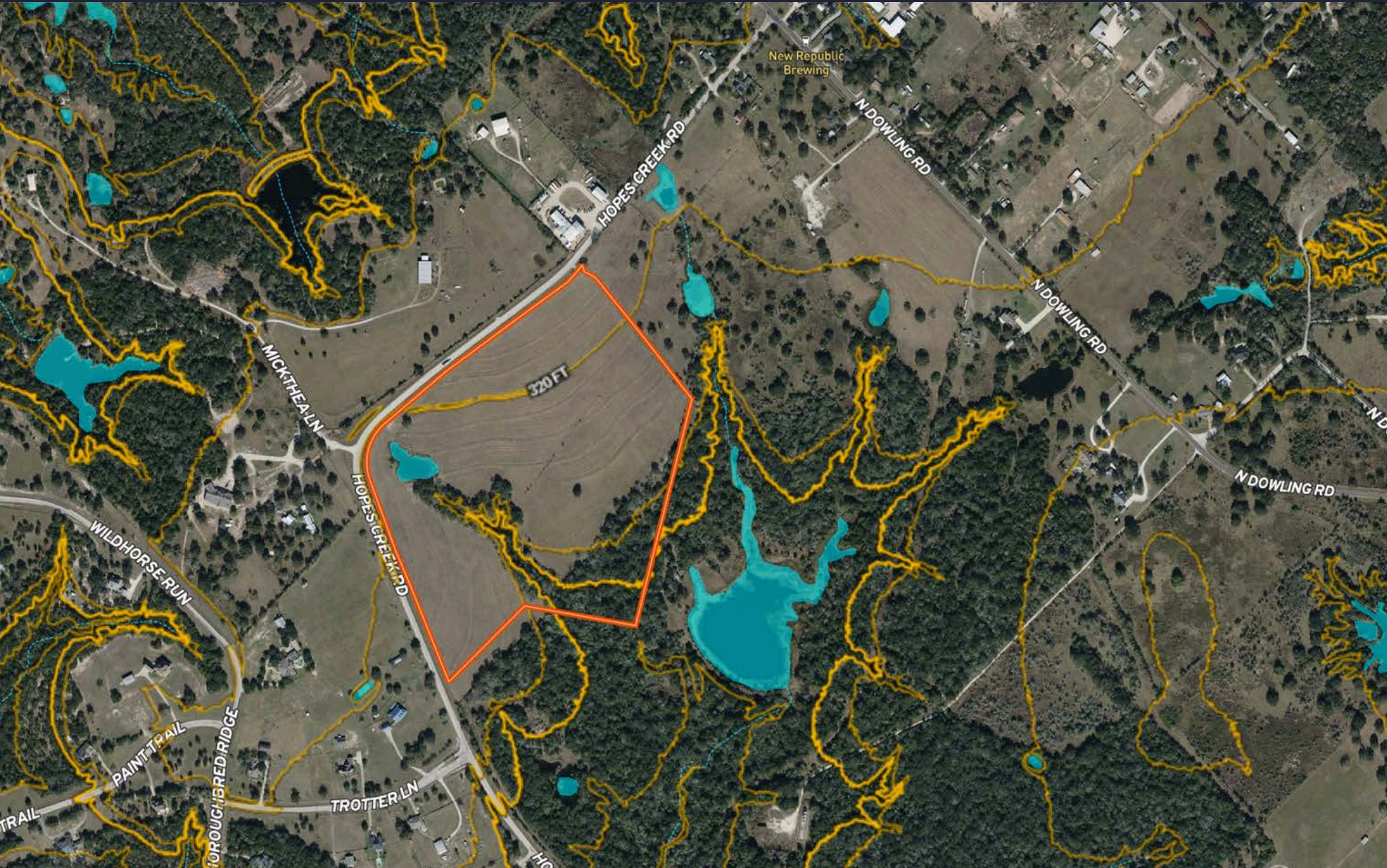
TBD HOPES CREEK ROAD



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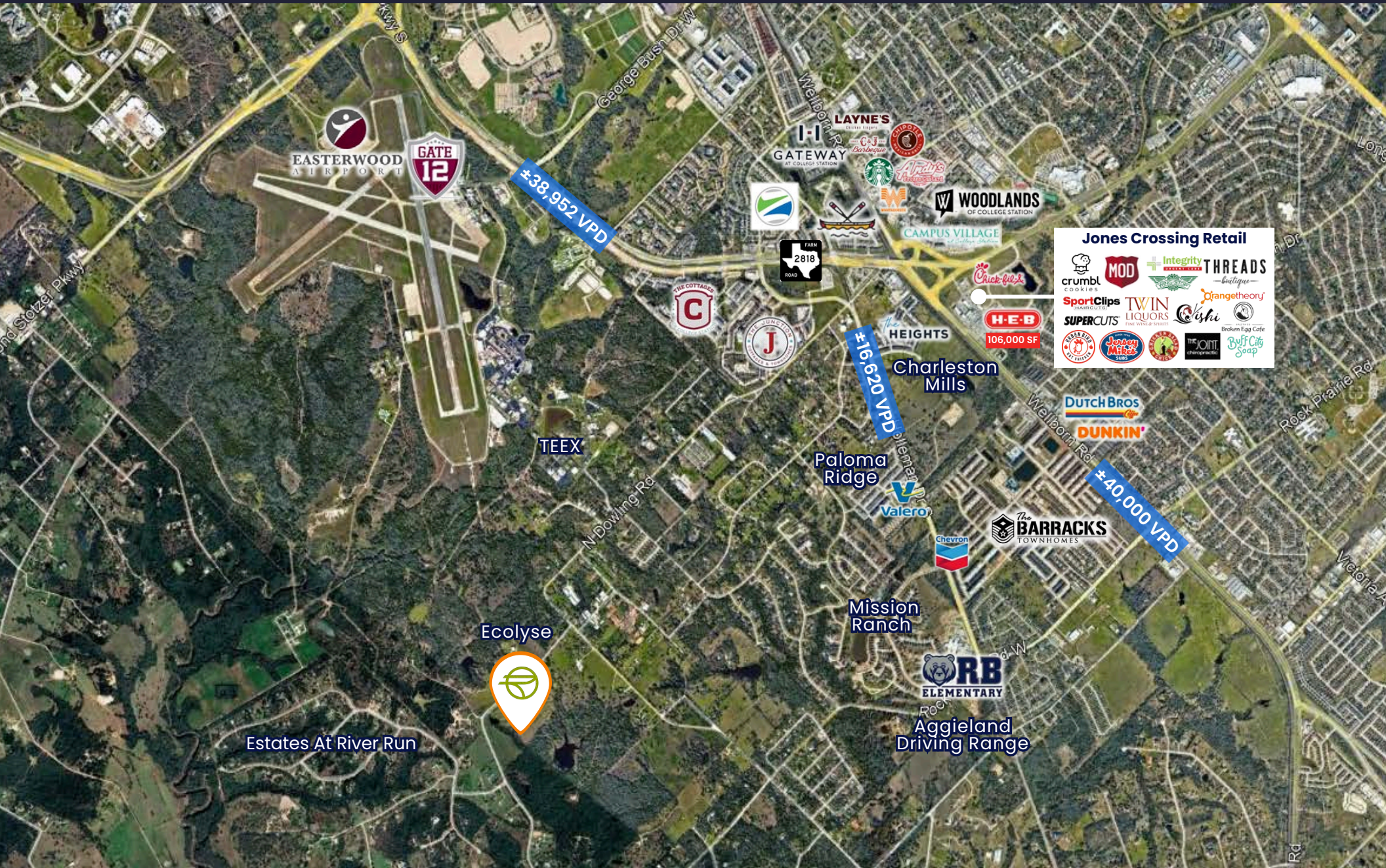
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Site Demographic Summary



RIVERSTONE
LAND AND RANCH

Ring of 5 miles

KEY FACTS

23.7

Median Age

45,037
Households

\$40,699

Median Disposable Income

124,286

2023 Total Population

EDUCATION

5%

No High School Diploma



16%
High School Graduate



24%
Some College



54%
College Graduate

INCOME



\$75,052

Average Household Income



\$27,563

Per Capita Income



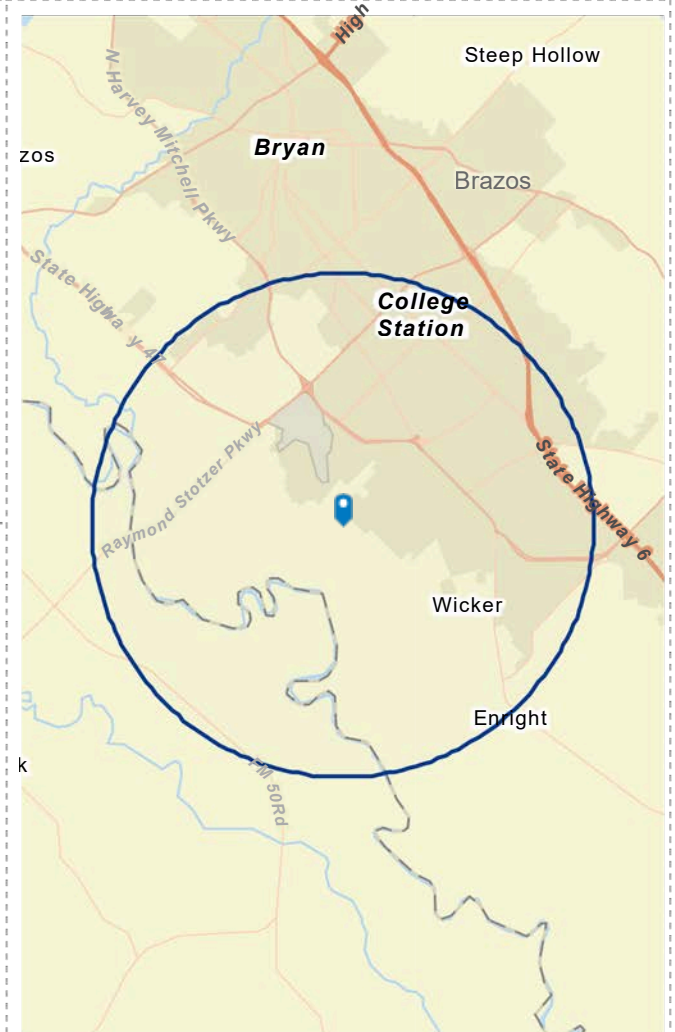
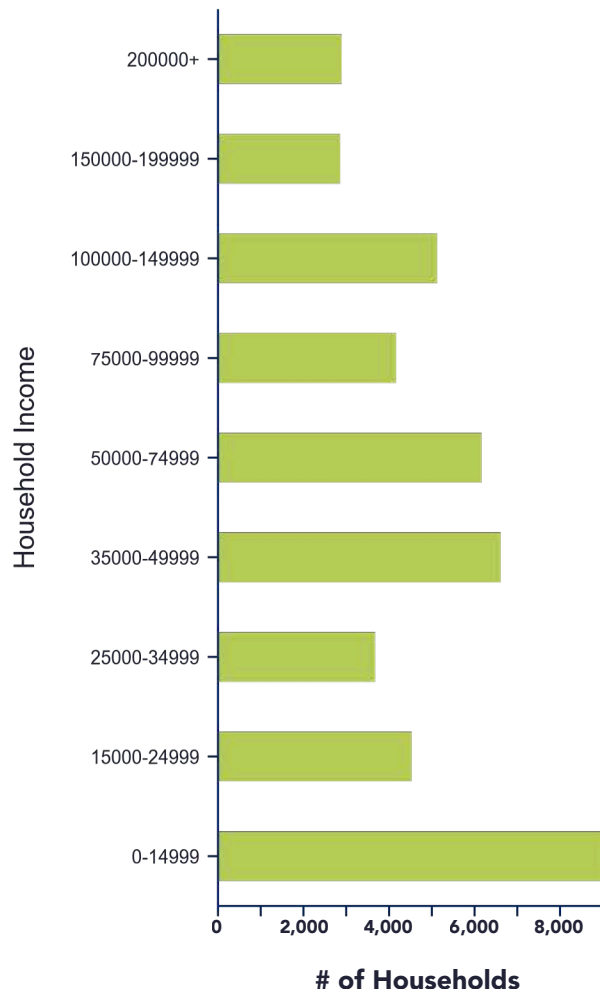
\$504,995

Average Net Worth



\$385,479

Average Home Value



EMPLOYMENT



White Collar

71%



Blue Collar

13%



Services

3.9%

Unemployment Rate

15%

