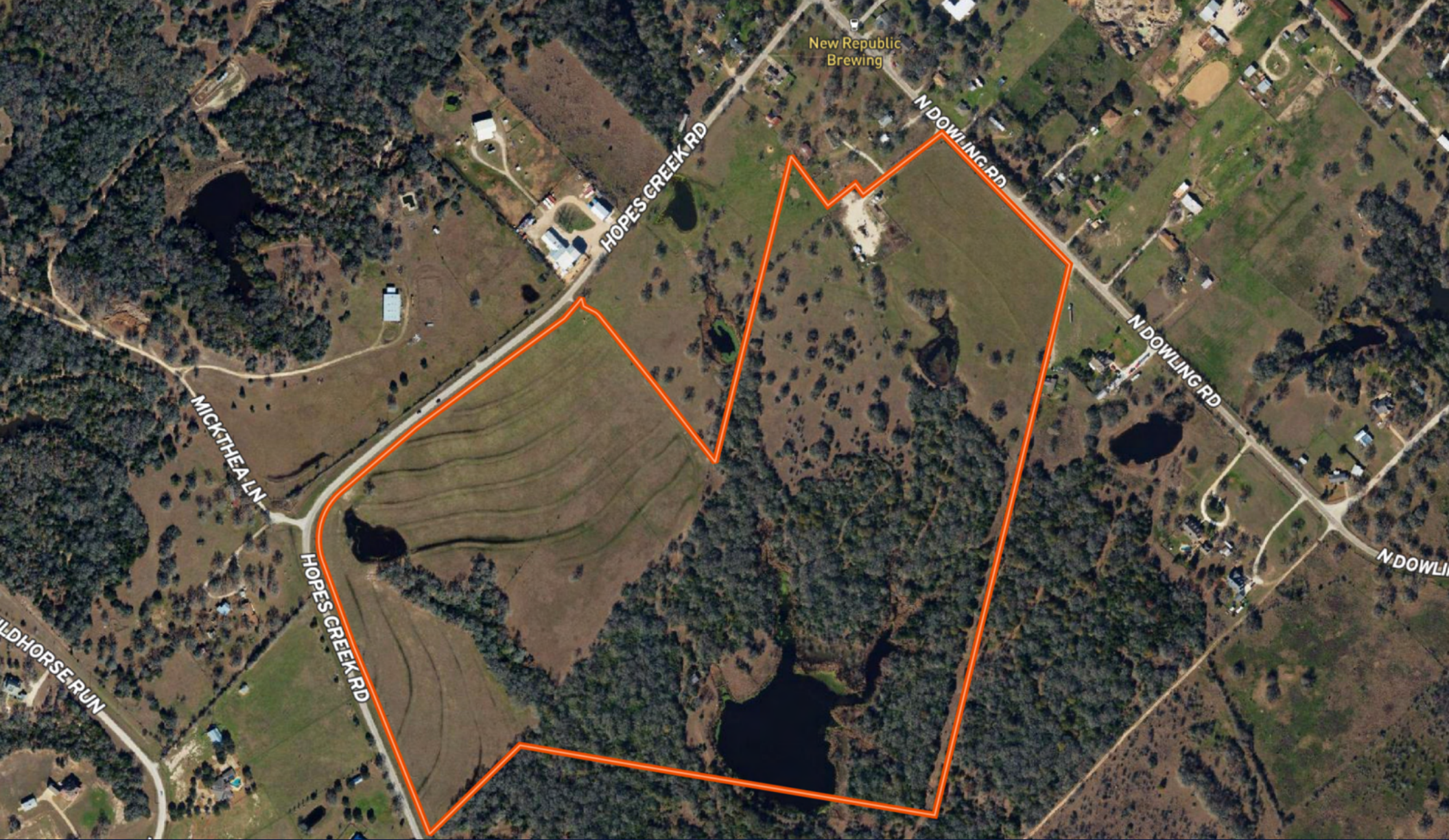
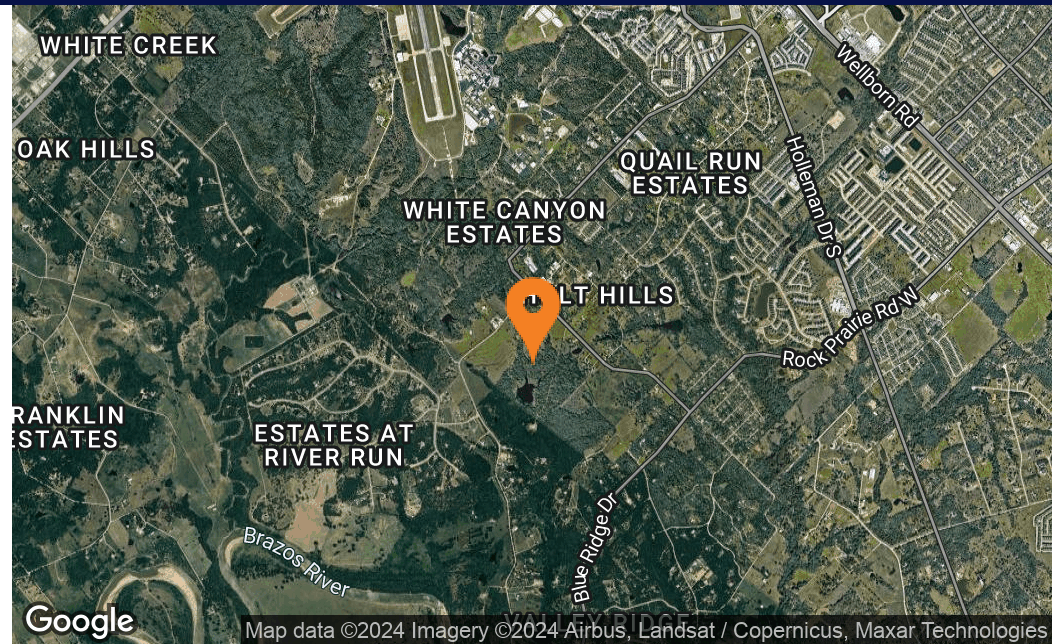
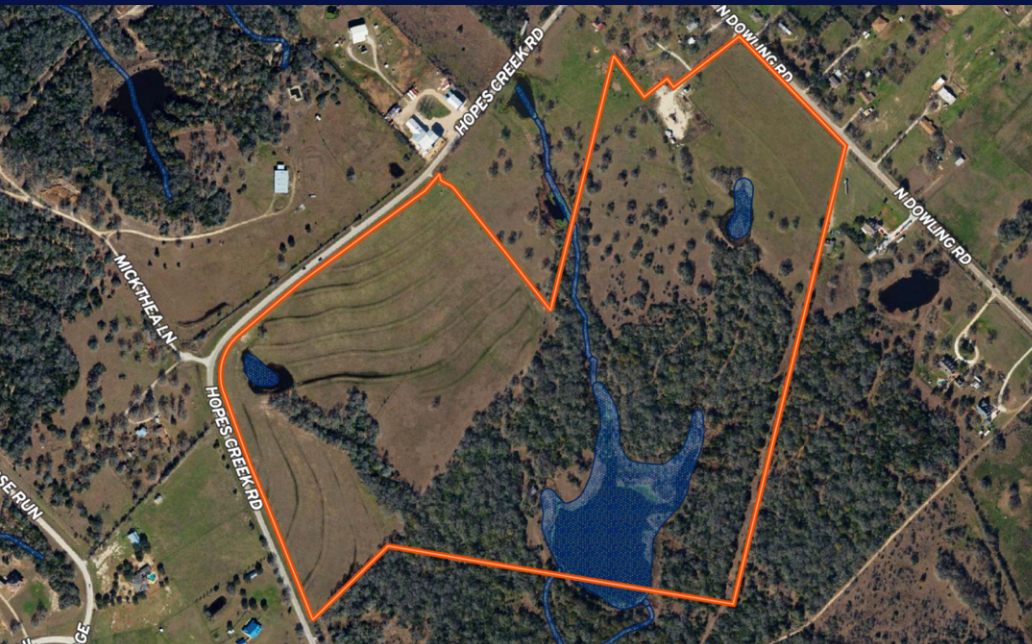




**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**±102 ACRES**

11504 N DOWLING ROAD COLLEGE STATION, TX 77845



## PROPERTY DESCRIPTION

Riverstone Commercial is excited to introduce one of the largest tracts of land available in College Station, spanning approximately 102 acres. Positioned on the corner of N Dowling Rd & Hopes Creek Rd, just minutes from the bustling thoroughfares of Harvey Mitchell Pkwy (2818) and Wellborn. Surrounded by thriving residential communities, this property is in the path of the economic expansion of College Station. With its strategic location just 2 miles from the HEB & Jones Crossing Retail Center and a mere 3 miles from the iconic Kyle Field, the investment potential is limitless in the demand for residential housing communities, commercial complexes, recreational facilities, or mixed-use developments that cater to the growing needs of the surrounding area. For those seeking a homestead or weekend retreat away from the hustle and bustle of city life, this property presents an idyllic escape hosting an abundance of wild game including duck, dove, axis & white-tail deer, and its waters full with bass, catfish, and alligators.

## OFFERING SUMMARY

|             |                 |
|-------------|-----------------|
| Sale Price: | \$46,500 / acre |
| Lot Size:   | ±102.803 Acres  |

## PROPERTY HIGHLIGHTS

- College Station Independent School District
- Minutes Away from Texas A&M University & Kyle Field
- 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
- 6+ Acre Lake with Multiple Tanks
- Water and Electric On-Site (18" and 8" Water Line along North Dowling Road & 10" Water Line along Hopes Creek Road)
- One of the Largest Contiguous Tracts of Land Available in College Station Area
- Located in College Station ETJ



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**JIM JONES**  
Managing Partner

979.431.4400 | jim@riverstoneecos.com



**RIVERSTONE**  
COMMERCIAL REALESTATE

**JIM JONES**  
Managing Partner

979.431.4400 | jim@riverstonecos.com

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

23.0

Median Age



12,833

Households

\$27,797

Median Disposable  
Income



34,707

2023 Total Population

## EDUCATION

4%

No High  
School  
Diploma



16%  
High School  
Graduate



26%  
Some  
College



53%  
College  
Graduate

## INCOME



\$54,028

Average Household  
Income



\$20,531

Per Capita Income



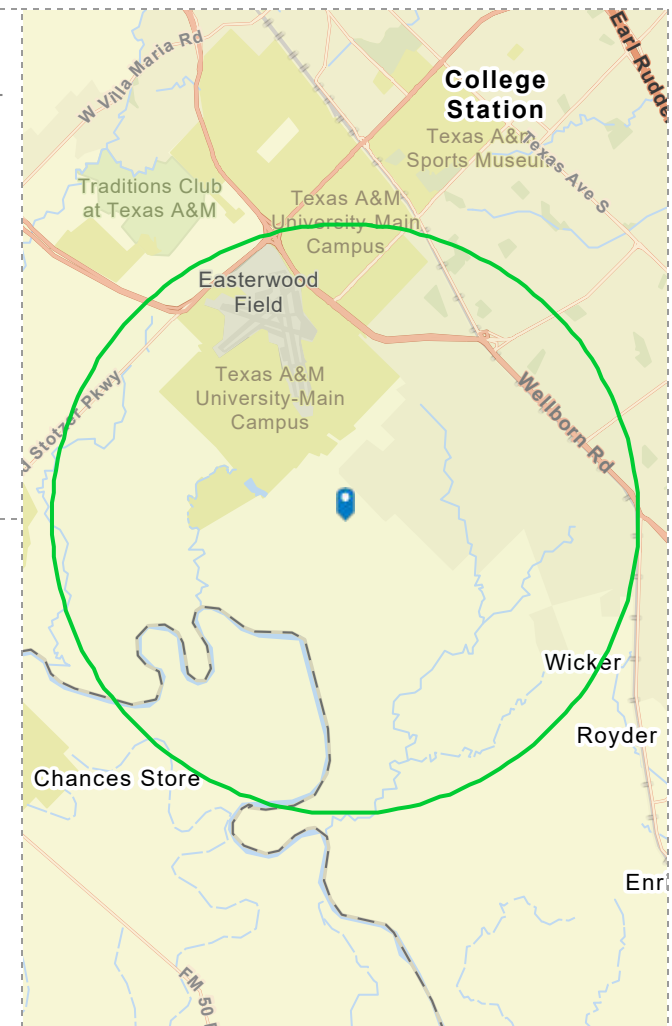
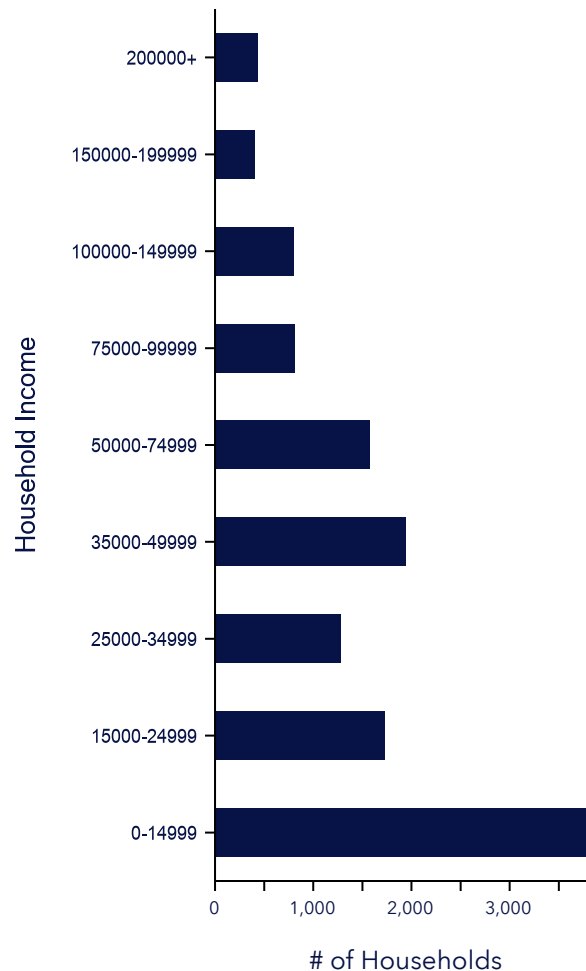
\$302,340

Average Net Worth



\$356,871

Average Home Value



## EMPLOYMENT



White Collar

69%



Blue Collar

16%



Services

16%

Unemployment  
Rate

4.4%

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

23.5

Median Age



42,350

Households

\$36,832

Median Disposable  
Income



119,827

2023 Total Population

## EDUCATION

5%

No High  
School  
Diploma



15%

High School  
Graduate



24%

Some  
College



56%

College  
Graduate

## INCOME



\$69,560

Average Household  
Income



\$25,048

Per Capita Income



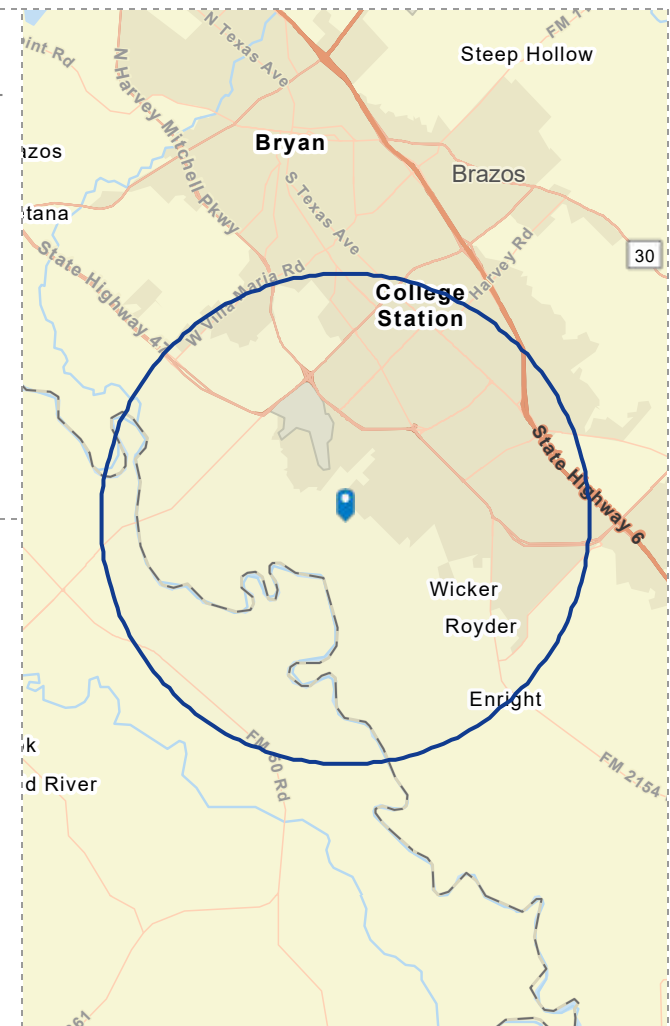
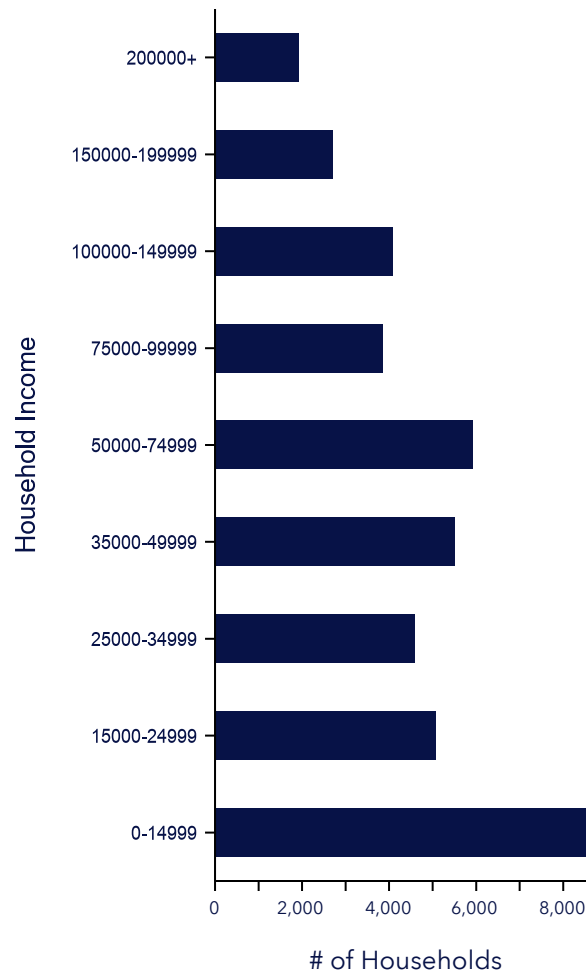
\$387,158

Average Net Worth



\$344,102

Average Home Value



## EMPLOYMENT



71%

White Collar



Blue Collar



Services

13%

16%

Unemployment  
Rate

4.4%

# 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.

### 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

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

License No.

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Email

jim@riverstonecos.com

Email

Email

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date