



RIVERSTONE
LAND AND RANCH

TBD KOPPE BRIDGE ROAD
College Station, TX 77845

LONDON ALLEN 903.875.9798

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

TBD KOPPE BRIDGE ROAD



PROPERTY DESCRIPTION

Introducing an exceptional 67-acre property located in the College Station ETJ, offering a rare blend of peaceful seclusion and urban convenience. With 1,225 feet of road frontage on Koppe Bridge Road and quick access to Wellborn Road, this expansive tract provides excellent accessibility and development potential. Situated within the highly regarded College Station Independent School District, the property is serviced by Wellborn Water and BTU Electric, ensuring essential utilities are in place for future use. Just minutes from Texas A&M University and Kyle Field, it offers unparalleled access to world-class education, entertainment, and game-day excitement. Additionally, its prime location provides convenient proximity to premier shopping and dining destinations, including Jones Crossing, Tower Point Shopping, and a variety of retail outlets. Centrally positioned between Austin, Dallas, Waco, and Houston, this property presents a unique opportunity for those seeking a private retreat, a year-round residence, or a strategic investment. With its desirable location, substantial road frontage, and vast potential, this is a rare chance to secure a prime piece of land in one of the fastest-growing areas in Texas.

PROPERTY HIGHLIGHTS

- Peaceful escape with the added convenience of nearby urban access, making it an ideal spot for both getaways and year-round living
- College Station Independent School District
- Quick Access to Wellborn Road
- Minutes away from Texas A&M University & Kyle Field
- Convenient access to dining & shopping at Jones Crossing, Tower Point Shopping, and a multitude of other retail outlets
- Centrally located between Austin, Dallas, Waco, and Houston

OFFERING SUMMARY

Sale Price:	\$3,366,250
Lot Size:	± 67 Acres
Road Frontage:	1,225 Feet on Koppe Bridge Road



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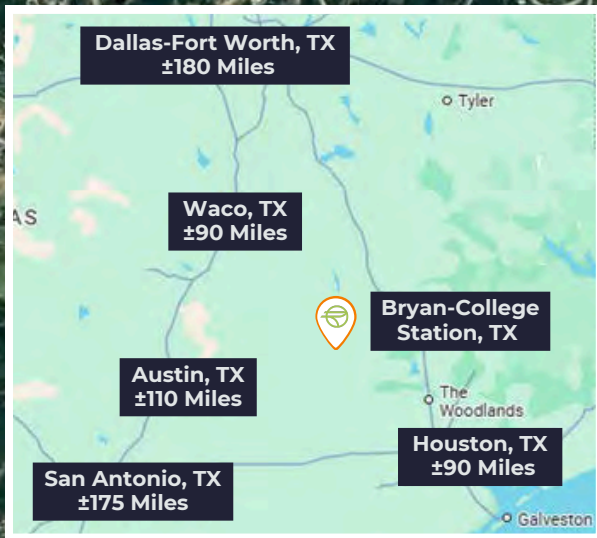


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INFORMATION ABOUT BROKERAGE SERVICES

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

Landon Allen

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date