

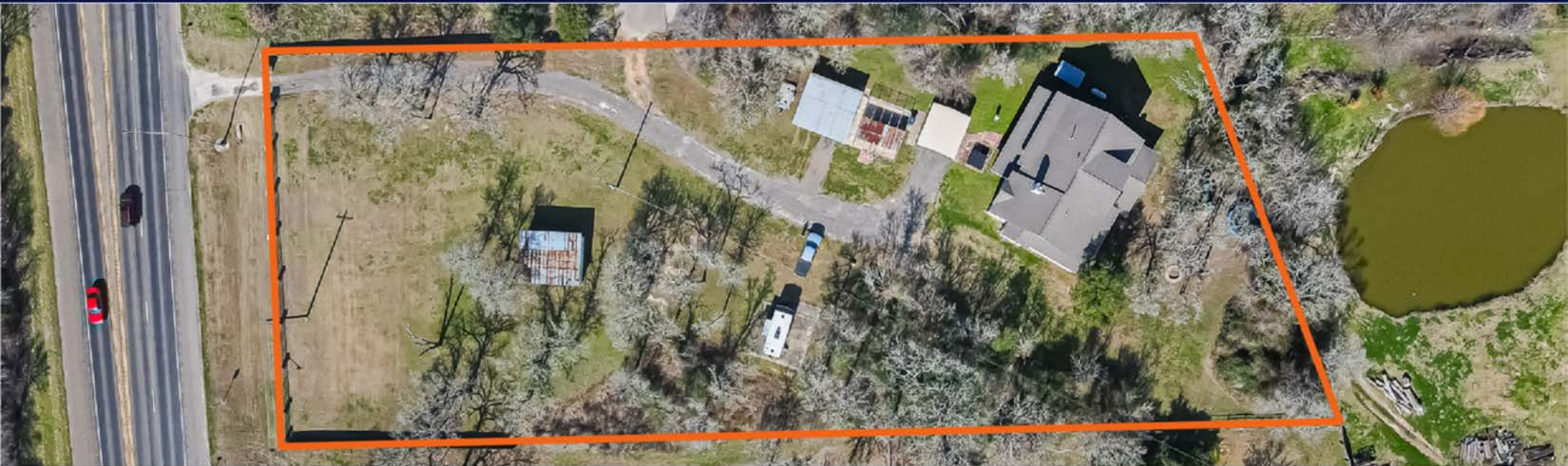


RIVERSTONE
COMMERCIAL REAL ESTATE

13863 FM 2154
College Station, TX 77845

DEREK BANGS 512.221.3984

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



OFFERING SUMMARY

Sale Price:	\$1,299,000
Lot Size:	± 1.90 Acres
Wellborn Road / FM 2154 Traffic Counts:	29,660 VPD
Utilities:	City Sewer & City Water
Zoning:	Rural (R) / Suburban Commercial (Future Use)

PROPERTY HIGHLIGHTS

- **High-Traffic Location:** 5 miles south of Kyle Field on Wellborn Rd., 1.5 miles from William D. Fitch, and 2.5 miles from Jones Crossing Retail.
- **Development Ready:** CS Future Use Plan designates Suburban Commercial—ideal for retail, multifamily, or STRs, with room for additional pad sites.
- **Easy Accessibility:** No median restriction allows access from both directions; future Norton Lane connection enhances traffic flow.
- **Mixed-Use Potential:** Direct access from Wellborn & Southern Way Dr., ideal for split usage between commercial and residential or a multifamily setup.
- **STR & Expansion Ready:** Spacious 5-bedroom home plus a plumbed pad for a 1-bedroom unit, with room for additional short-term rentals.
- **Luxury Residence & Amenities:** 4,649 SF custom home featuring a chef's kitchen, hidden exercise room, wraparound balcony, ample parking, and space for outdoor entertainment.

PROPERTY DESCRIPTION

Located just 5 miles south of Kyle Field on Wellborn Rd., this 1.9-acre property offers exceptional commercial and residential potential. With direct access from both Wellborn Rd. and Southern Way Dr., the site is perfectly positioned for retail, multifamily, or short-term rental development. Zoned under the CS Future Use Plan and benefiting from a planned Norton Lane connection, this property presents prime opportunities for growth.

The 4,649 SF custom home boasts 5 bedrooms, 3.5 bathrooms, a chef's kitchen, a hidden exercise room, and a stunning wraparound balcony. A plumbed pad is ready for a 1-bedroom MIL suite or STR unit, adding even more versatility.

Additional highlights include a three-car garage/shop, a carport, generous parking, and room for expansion—making this a strategic investment in a high-growth area.



RIVERSTONE
COMMERCIAL REAL ESTATE

DEREK BANGS
Advisor

512.221.3984 | derek.bangs@riverstoneecos.com











Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.2

Median Age



41,665

Households

\$53,254

Median Disposable Income



118,374

2023 Total Population

EDUCATION

4%

No High School Diploma



13%

High School Graduate



22%

Some College



61%

College Graduate

INCOME



\$99,895

Average Household Income



\$35,623

Per Capita Income



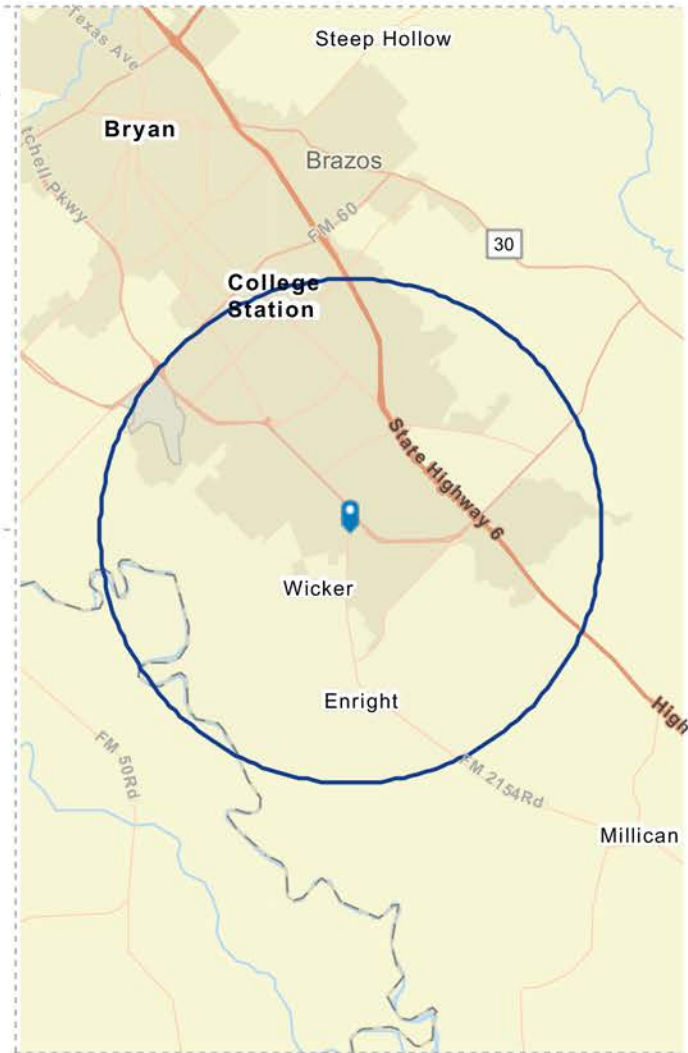
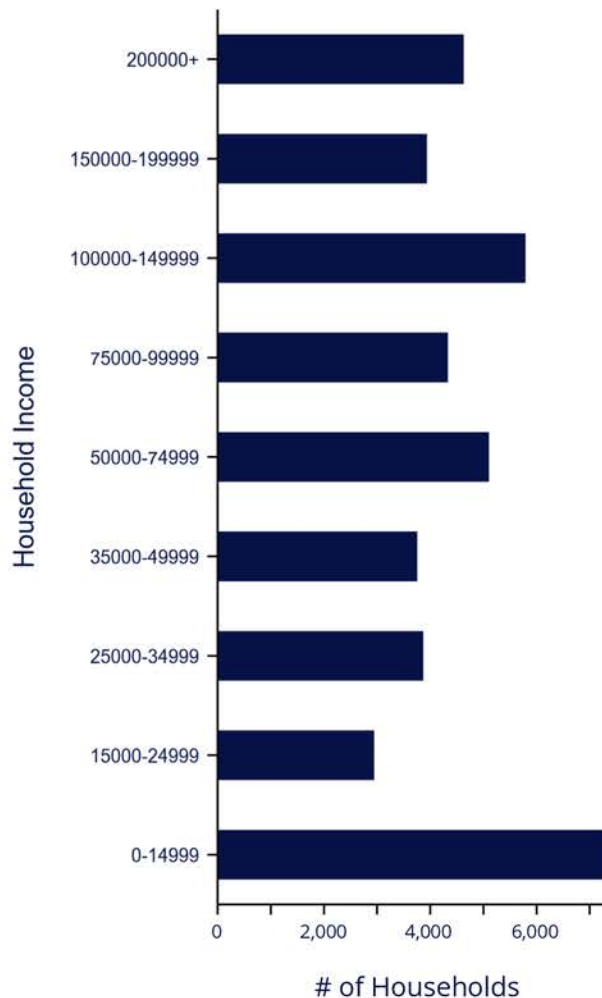
\$953,386

Average Net Worth



\$412,915

Average Home Value



EMPLOYMENT



75%

White Collar



12%

Blue Collar



14%

Services

3.5%

Unemployment Rate

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	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Derek Bangs	817435	derek.bangs@riverstonecos.com	(512) 221-3984
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	