



Texas Avenue Crossing

JAMES AVERY
PANDA EXPRESS
BOOT BARN
Total Wine & More
Jason's Deli
HOTWORX
COLD STONE
RALLY HOUSE
Burlington

ATM
TEXAS A&M UNIVERSITY

Texas Avenue: 49,830 VPD

George Bush Dr: 29,419 VPD

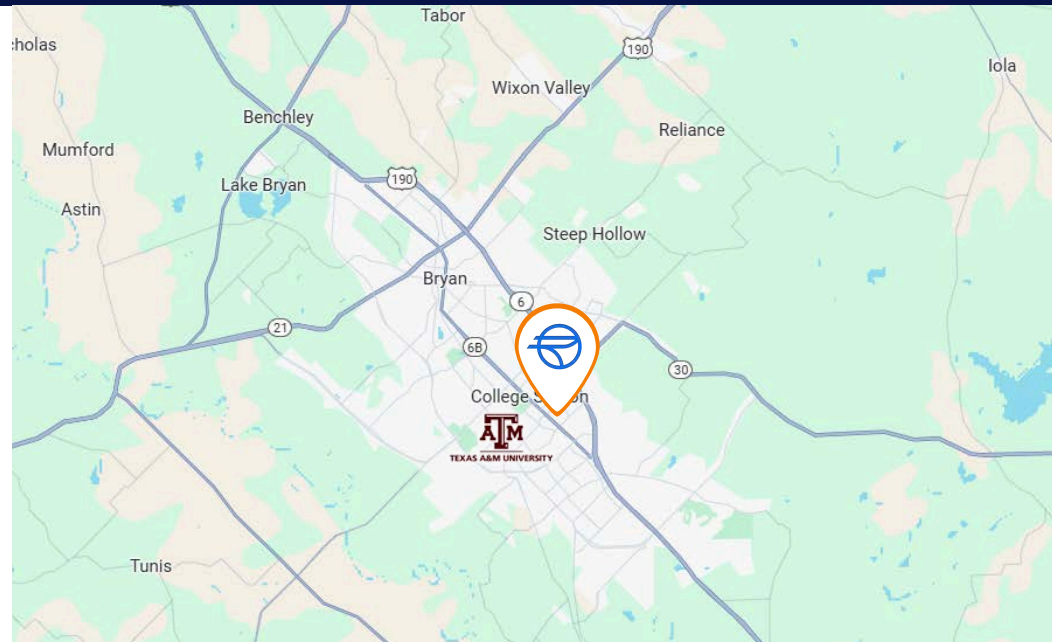


RIVERSTONE
COMMERCIAL REAL ESTATE

216 Dominik Drive
College Station, TX 77840

JIM JONES 979.431.4400

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



OFFERING SUMMARY

Sale Price:	Call For Pricing
Hotel Size:	22,080 SF
Total Lot Size:	±4.59 Acres
Tract 1 - Hotel:	±1.4 Acres
Tract 2:	±1 Acre
Tract 3:	±2.19 Acres
Zoning:	General Commercial (GC)

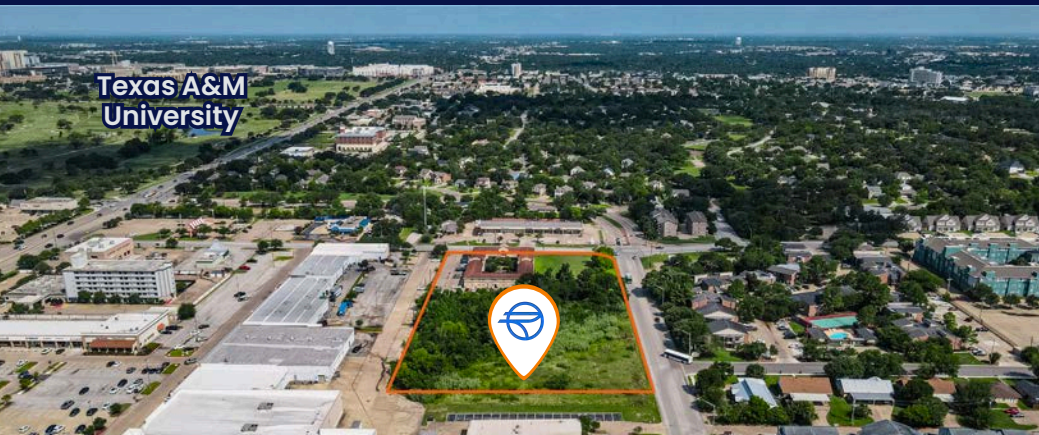
PROPERTY HIGHLIGHTS

- 2 shovel-ready tracts adjacent to extended-stay boutique hotel with high occupancy rate
- One of the last commercially zoned infill tracts located near Texas A&M
- Conveniently located less than 3 blocks from Texas A&M
 - Texas A&M Enrollment: 76,000+ (Consistent economic demand)
 - 20,500+ residents within a 1 mile radius
 - Within 0.5 miles from 12 Sorority Row houses
- Hard corner located at Dominik Drive and George Bush Drive
- Located near dense retail trade area with multiple high traffic retailers: H-E-B, Target, Old Navy, Hobby Lobby, Chick-fil-a, HomeGoods, Whataburger, & more
- Ideal for a variety of users including retail, medical, restaurant, office, and service-based businesses



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Bryan/College Station, Texas

Bryan/College Station is a dynamic and rapidly growing metro area located in the heart of the Texas Triangle. As the proud home of Texas A&M University—the largest university in the country—this region is affectionately known as Aggieland. Texas A&M is a Tier 1 Research Institution, driving innovation across fields such as engineering, energy, agriculture, life sciences, defense, and more. With over 79,000 students and a significant research and support staff, the university fuels an annual economic impact of over \$3.1 billion on the local community.

Backed by a highly educated and diverse workforce, Bryan/College Station supports a range of industries including biotech, advanced manufacturing, education, and government. The area also serves as a regional retail and service hub for surrounding counties, contributing to its reputation as one of Texas' most promising markets for business expansion and talent attraction.

Regional Highlights:

- Metro Population: 412,681 (Brazos Valley)
- #1 Best Small Towns for Business & Careers in Texas
- #1 Fastest Job Growth Rate among Texas mid-sized metros
- 12% Lower Cost of Living than the national average
- 4.1% Unemployment Rate
- Home to Texas A&M University
 - 79,000+ students (Fall 2023)
 - Largest university in the U.S.
 - Tier 1 Research Institution



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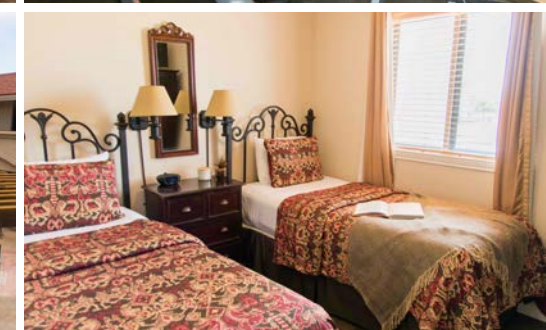
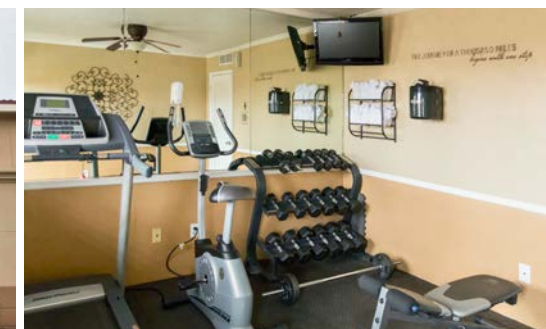
Vineyard Court Boutique Hotel – College Station, TX

Located just adjacent to Texas A&M University, Vineyard Court is an Aggie-owned and operated boutique, extended-stay hotel that's been a landmark in the College Station community for over 15 years. Built around a serene outdoor courtyard with lush gardens, a shimmering pool, and beautiful Wisteria draping, it offers a peaceful retreat from campus buzz. Their all-suite layout ensures you "never have to go without the comforts of home."

Guests can choose from:

- **Studio Apartment Homes:** Featuring open floor plans, king-sized beds, and queen sofa sleepers.
- **One-Bedroom Suites:** Equipped with a queen sofa sleeper, 40" living-room TV, DVD player, free Wi-Fi, full refrigerator, microwave, and gas stovetop vineyardcourt.com.
- **Two-Bedroom Apartment Homes:** Boasting full kitchens and spacious living areas with queen sofa sleepers—perfect for families or groups vineyardcourt.com.

Ideal for extended stays—whether for business travelers, visiting families, or relocating professionals—Vineyard Court blends comfort, convenience, and boutique charm. Plus, with its prime location, it provides easy access to campus events, local dining, shopping, and entertainment.



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21,028 VPD

29,419 VPD

49,830 VPD



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 1 mile

KEY FACTS

22.8

Median Age

6,861

Households

\$29,615

Median Disposable
Income

20,594

2023 Total Population

EDUCATION

7%

No High
School
Diploma



16%
High School
Graduate



23%
Some
College



55%
College
Graduate

INCOME



\$54,908

Average Household
Income



\$19,542

Per Capita Income



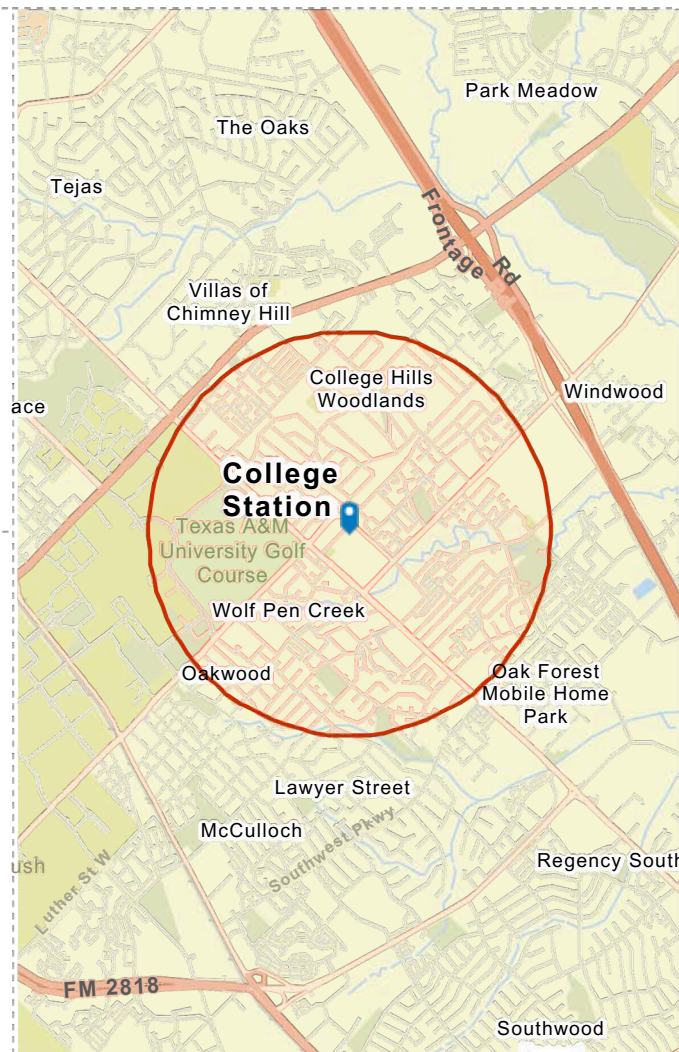
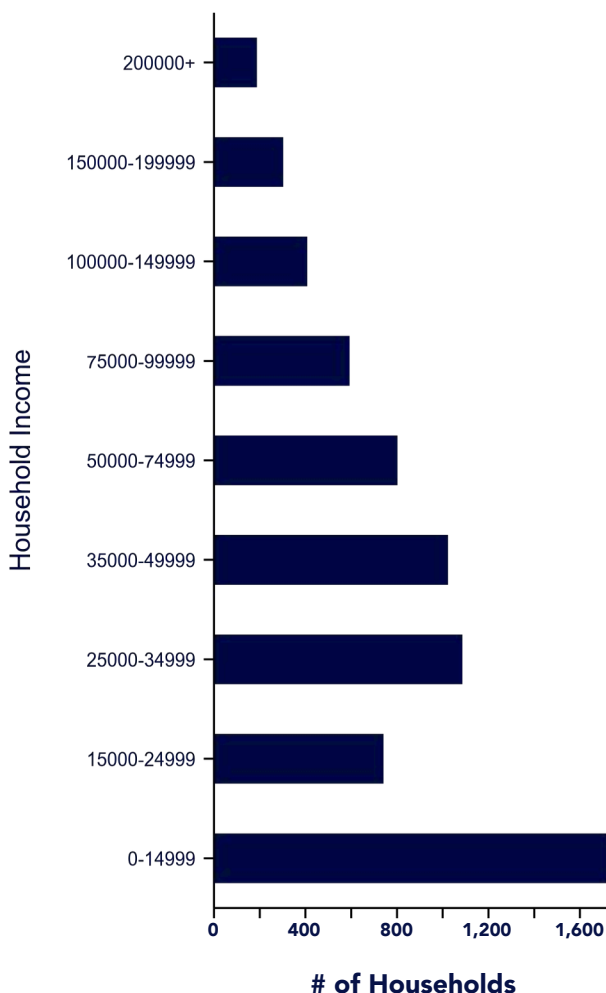
\$99,483

Average Net Worth



\$399,429

Average Home Value



EMPLOYMENT



White Collar

66%



Blue Collar

12%



Services

22%

5.8%

Unemployment
Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

23.6

Median Age



40,094

Households

\$35,645

Median Disposable Income



107,896

2023 Total Population

EDUCATION

5%

No High School Diploma



19%

High School Graduate



25%

Some College



52%

College Graduate

INCOME



\$65,493

Average Household Income



\$25,024

Per Capita Income



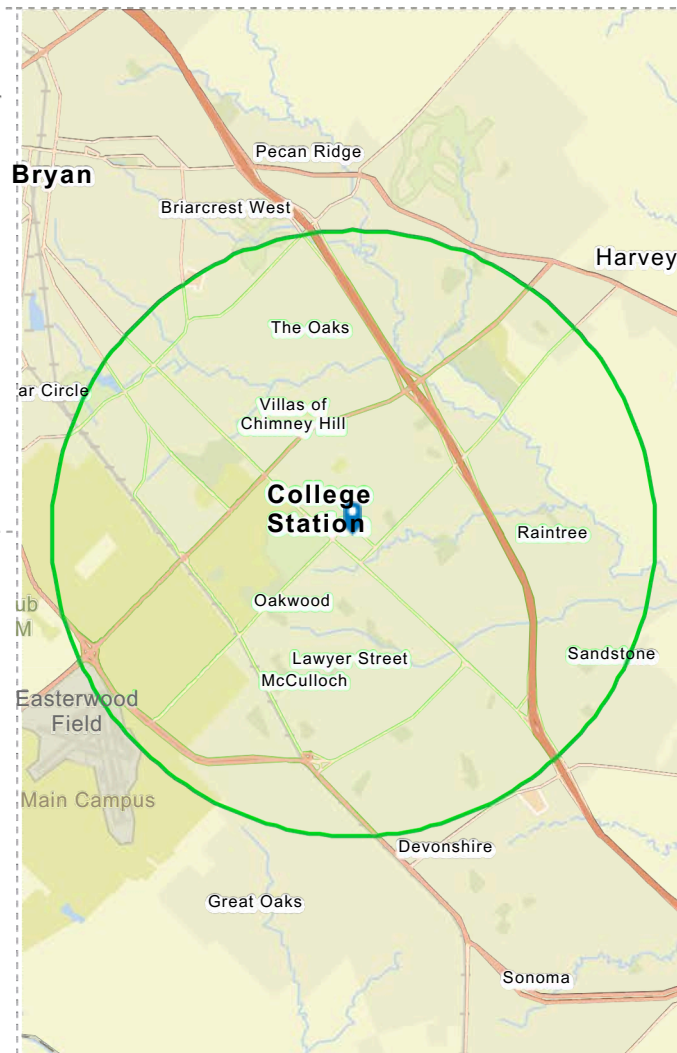
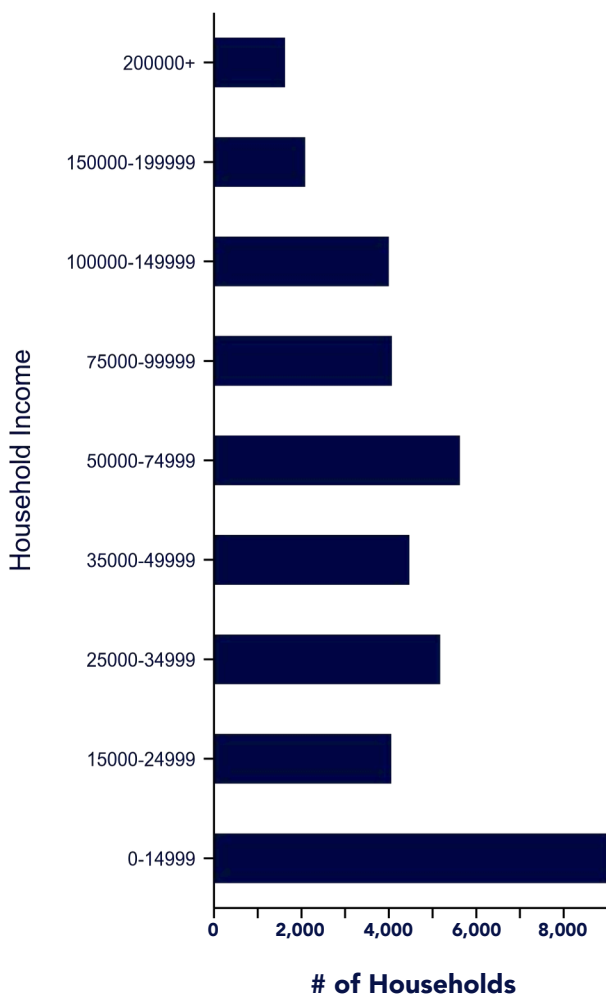
\$349,068

Average Net Worth



\$341,363

Average Home Value



EMPLOYMENT



White Collar

70%



Blue Collar

14%



Services

16%

4.1%

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

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

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545598

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License No.

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Phone

(979) 431-4400

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date