



RIVERSTONE
COMMERCIAL REAL ESTATE

1726 HARVEY MITCHELL PKWY S
COLLEGE STATION, TX 77845



PROPERTY DESCRIPTION

Outstanding opportunity for retail or restaurant to locate in a highly-populated area that is located off a major highway with high traffic count. Location next to multiple residential, student housing, and retail developments, including an HEB anchored retail development. Harvey Mitchell, which turns into 2818, is a major thoroughfare through College Station and Bryan with traffic counts of ~ 33,000 VPD and close proximity to Texas Avenue (48,000 VPD), Wellborn Road (50,000 VPD), and Hwy 6 (90,000 VPD). Being located on Harvey Mitchell Parkway (2818) makes this location central for a multitude of student housing and residential developments.

PROPERTY HIGHLIGHTS

- Located just east of the Wellborn & Harvey Mitchell Pkwy intersection
- Ideal location for retail or restaurant
- Excellent visibility and exposure to high traffic counts
- ± 345 Feet of Harvey Mitchell Pkwy frontage
- Located next to HEB anchored retail center
- 2.8 Miles from Texas A&M University

OFFERING SUMMARY

Sale Price:

Call For Pricing

Lot Size:

2.497 Acres



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387,437 Estimated Retail Trade Area Population (2023)
\$125,186 Average Family Income

DEMAND IN COLLEGE STATION

Foodservice & Drinking Places
2023 Demand = \$418,722,956

Health & Personal Care Stores
2023 Demand = \$98,471,093

Electronics and Appliances Stores
2023 Demand = \$61,182,213

2023 Demand \$3,800,864,494

2028 Demand \$4,341,330,648

Growth \$540,466,154



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Texas A&M Health Science Center

As the home of Health Science for Texas A&M University, this medical park houses the next generation of students who will lead the field of medicine. Consisting of three buildings, the A&M Health Science Center is home to students studying nursing, dentistry, pharmacy, public health, and medicine. As a beacon for the future of the health industry, the Texas A&M Health Science Center honors the past and shapes the future.

The BioCorridor

Situated at the heart of Bryan-College Station's emerging technology and innovation hub, the Atlas Lake Walk takes center stage. Enveloped by high-end local retailers, the Stella Hotel, and Traditions Country Club, this pedestrian-friendly lakeside community has become a popular destination.

Within the Lake Walk Town Center, notable tenants Biotech/Pharmaceutical entities, namely Fujifilm Diosynth Biotechnologies and Viasat. In a significant development, FujiFilm revealed plans for a 60,000-square-foot expansion of their Bryan campus, which already spans approximately 100,000 square feet, back in November 2019. FujiFilm, in collaboration with the TAMU School of Innovation, secured an additional 35,000 square feet of industrial/office space in 2020, expanding its presence in Bryan-College Station to an impressive total footprint of around 195,000 square feet.

Traditions Country Club

Traditions Country Club is the premier golf club residential community in Bryan-College Station. Sitting on 900 acres nestled in the native hardwoods and rolling hillsides, this community offers state of the art amenities from a championship 18-hole golf course, to a fine dining clubhouse, to a 25-meter junior Olympic lap pool. Not exclusive to only residents, but Bryan-College Station locals are also able to purchase memberships and experience the great lifestyle at Traditions Country Club.



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.4

Median Age



59,451

Households

\$46,455

Median Disposable
Income



158,945

2023 Total Population

EDUCATION

5%

No High
School
Diploma



16%
High School
Graduate



23%
Some
College



56%
College
Graduate

INCOME



\$85,191

Average Household
Income



\$32,232

Per Capita Income



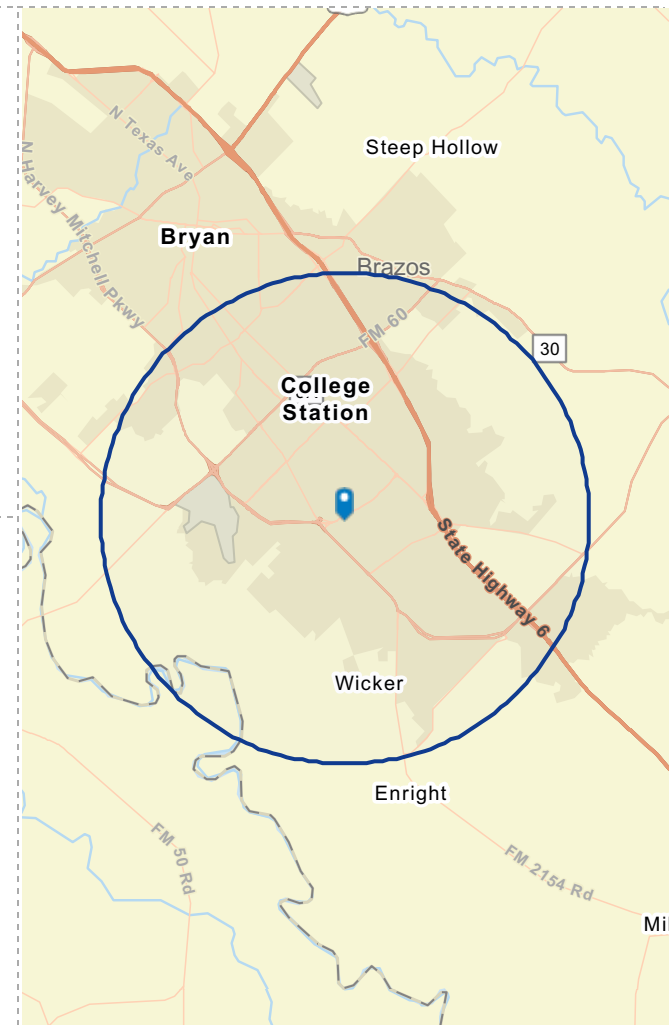
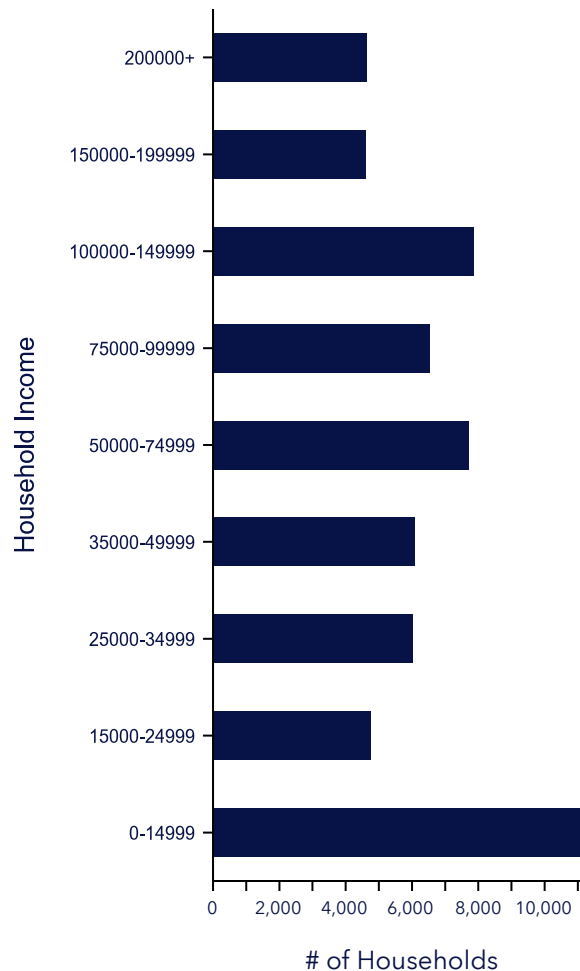
\$661,793

Average Net Worth



\$378,350

Average Home Value



EMPLOYMENT



White Collar

73%



Blue Collar

13%



Services

14%

Unemployment
Rate

3.6%

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

Angela Lasell

Sales Agent/Associate's Name

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Date