SVN
RIVERSTONE
COMMERCIAL REAL ESTATE

# FOR SALE
# OFFICE SPACE
# 208 ELM AVENUE

BRYAN, TX 77801


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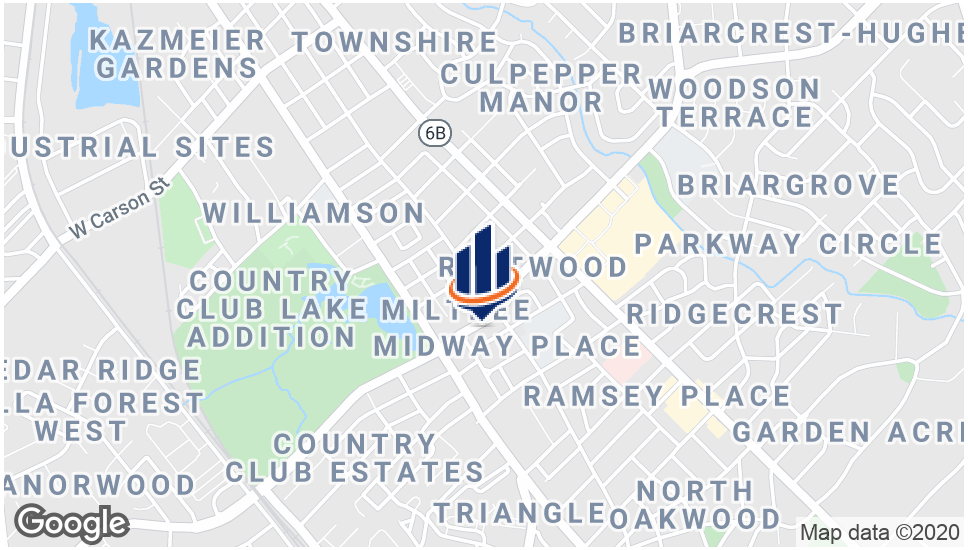
# Property Summary




## OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | $299,000 |
| Building Size: | 2,995 SF |

## PROPERTY OVERVIEW

Located just 1.5 miles from Texas A&M University, this property is in a highly trafficked corridor. Great location for office/business as it is situated in the middle of Bryan/College Station, The property offers dual frontage to Villa Maria and Elm. Currently provides parking for 25.

## PROPERTY HIGHLIGHTS

- High Traffic Counts
- Dual Frontage on Villa Maria & Elm
- Good Visibility
- 25 Parking Spaces
- Centrally Located between Bryan & College Station



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Additional Photos

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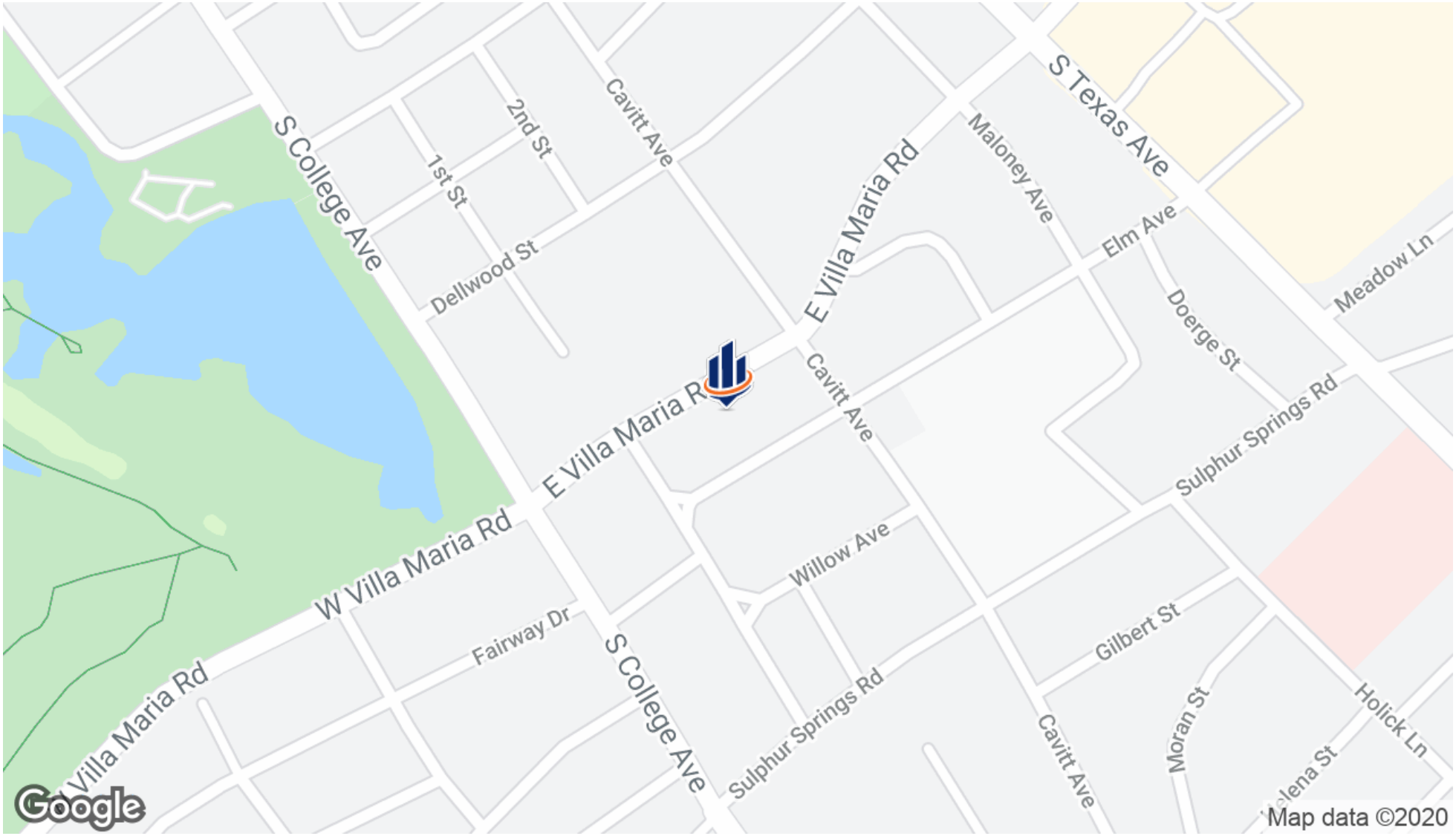
# Location Maps



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# Retailer Map

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# Site Demographic Summary

SVN RIVERSTONE

Ring of 5 miles

## INCOME

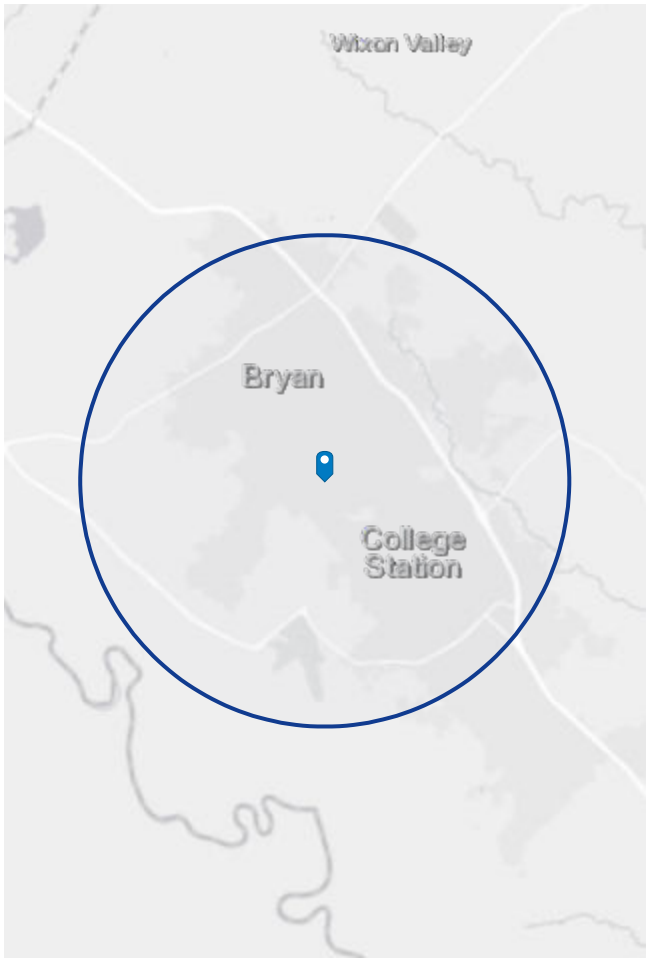
**$60,000**
Average Household Income

**$23,025**
Per Capita Income

**$226,477**
Average Net Worth

**$214,484**
Average Home Value

## 208 Elm Ave, Bryan, Texas, 77801



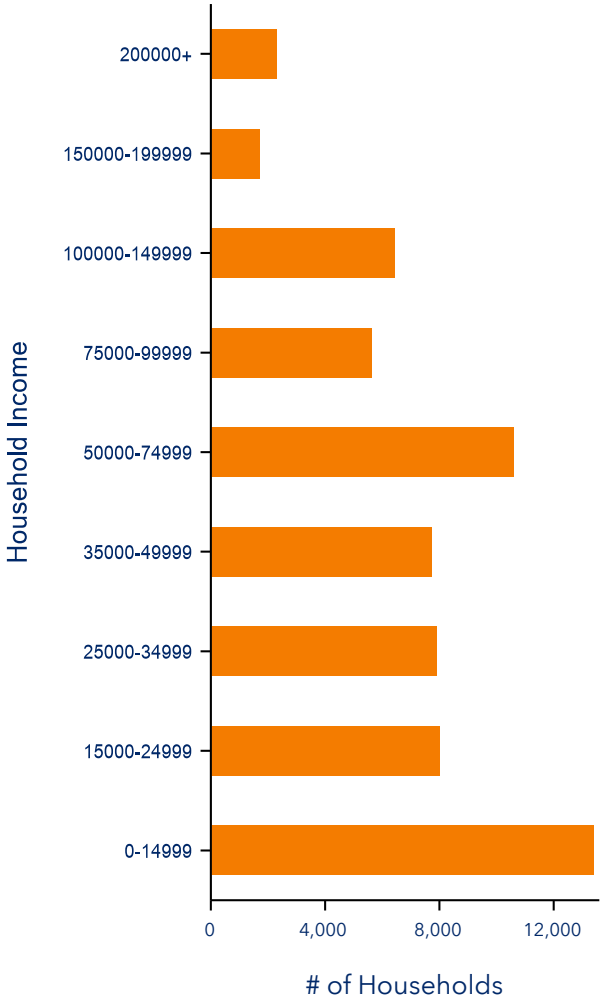

## KEY FACTS

**167,595**
Population

**24.7**
Median Age

**63,740**
Households

**$34,170**
Median Disposable Income




## EDUCATION

**15%**
No High School Diploma

**20%**
High School Graduate

**26%**
Some College

**39%**
College Graduate

## EMPLOYMENT

**62%**
White Collar

**20%**
Blue Collar

**18%**
Services

**10.1%**
Unemployment Rate

# Information About Brokerage Services

SVN RIVERSTONE COMMERCIAL REAL ESTATE

*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 C.R.E. Co.** | **9005980** | **riverstone@svn.com** | **(979) 431-4400** |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **James Jones** | **545598** | **jim.jones@svn.com** | **(979) 431-4400** |
| Designated Broker of Firm | License No. | Email | Phone |
| | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| **Jess Buenger** | **598473** | **jess.buenger@svn.com** | **(979) 431-4400** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date