



RIVERSTONE
COMMERCIAL REAL ESTATE

FOR SALE - ± 0.51 ACRES

2740 OSBORN LANE BRYAN, TX 77803

JIM JONES 979.431.4400

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY HIGHLIGHTS

- Utilities in place, Tower Not Included
- ± 2,550 SF Office/Warehouse Pad
- ± 160' of Frontage on Osborn Lane
- Build to Suit Available
- Located Within Opportunity Zone
- Quick Access to Highway 6, William J. Bryan Parkway, and Highway 21
- Nearby Commercial Supply Companies include: Crawford Electric Supply and Ferguson Selection Center

OFFERING SUMMARY

Sale Price: \$119,000

Lot Size: 0.51 Acres

Zoning: General Commercial



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JIM JONES
Managing Director / Broker

979.431.4400 | jim@riverstonecos.com



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Site Demographic Summary



RIVERSTONE
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Ring of 3 miles

KEY FACTS

33.1

Median Age



20,012

Households



52,936

2023 Total Population

\$44,936

Median Disposable Income

EDUCATION

17%

No High School Diploma



29%

High School Graduate



24%

Some College



31%

College Graduate

INCOME



\$74,807

Average Household Income



\$28,366

Per Capita Income



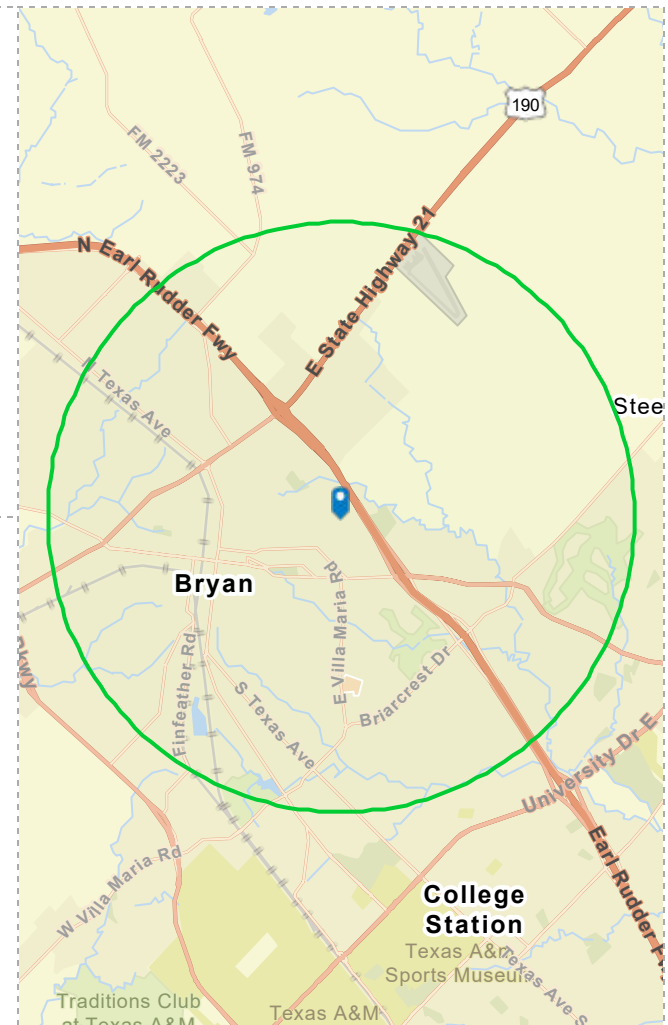
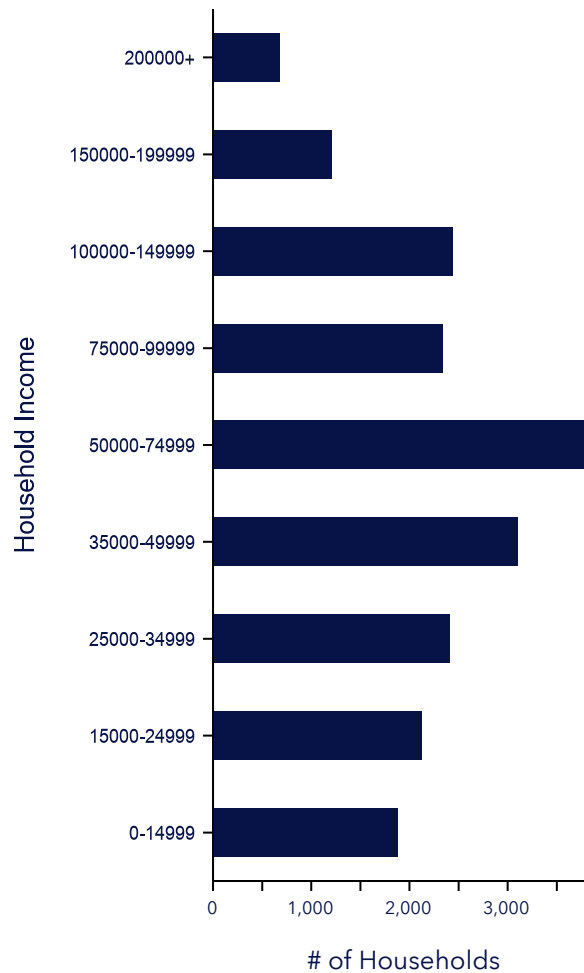
\$437,609

Average Net Worth



\$220,069

Average Home Value



EMPLOYMENT



58%

White Collar



27%

Blue Collar



Services

4.4%

Unemployment Rate

15%

