



RIVERSTONE
COMMERCIAL REAL ESTATE

4296 LEONARD ROAD
Bryan, TX 77807

JIM JONES 979.431.4400 | LANDON ALLEN 903.875.9798

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

4296 LEONARD ROAD



PROPERTY HIGHLIGHTS

- Prime commercial tract located in between Harvey Mitchell Parkway and TX-47.
- Centrally located between Texas A&M University and the Texas A&M RELLIS.
- Situated just outside the Bryan city limits—fewer restrictions, greater development flexibility.
- Excellent visibility and exposure along a high-traffic corridor.
- Positioned in a rapidly growing area with strong expansion in both residential and commercial development.
- Convenient access to College Station, Texas A&M University, and regional transportation routes.
- With the exception of a water line easement and a small creek, the property is largely usable and ready for development.
- A prime opportunity to invest or build in the heart of Aggieland.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	±28.57 Acres
Road Frontage:	±485 Feet on Leonard Road



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19,603 VPD

21 TEXAS

ATM
RELLIS
INNOVATION & TECH CAMPUS

8,370 VPD

47 TEXAS

Walmart SUBWAY
Chick-fil-A Club Car Wash WING TORNADO
McDonald's Pizza Hut DUTCH BROS

ROSS five BELOW H-E-B
CVS Walgreens
CARTER'S BURGER



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.4

Median Age

42,161

Households

\$39,321

Median Disposable Income

120,144

2023 Total Population

EDUCATION

14%

No High School Diploma



28%
High School Graduate



25%
Some College



33%
College Graduate

INCOME



\$67,052

Average Household Income



\$24,012

Per Capita Income



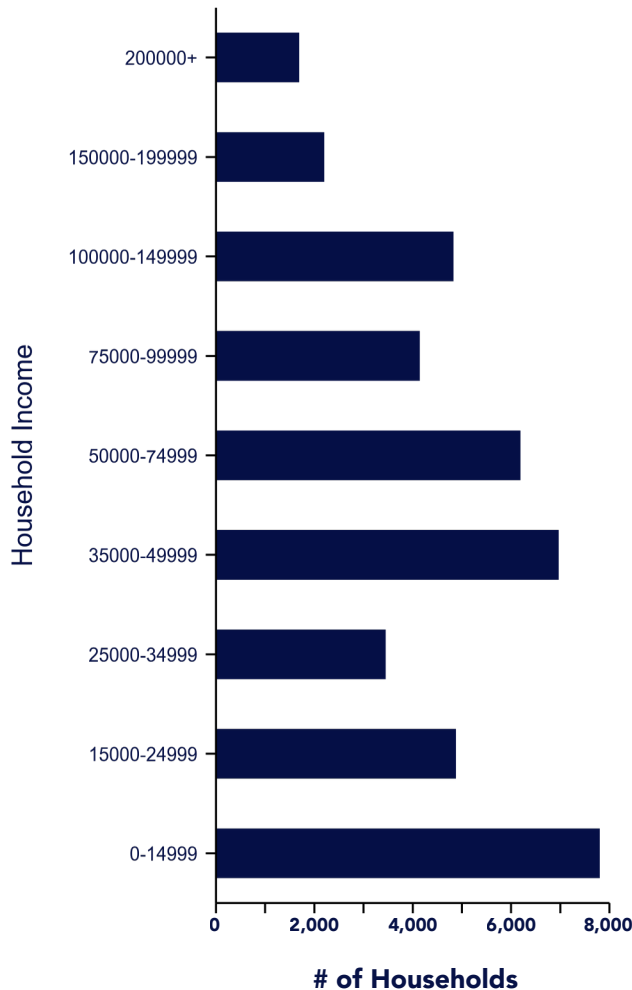
\$369,117

Average Net Worth



\$286,545

Average Home Value



EMPLOYMENT



White Collar

59%



Blue Collar

24%



Services

17%

Unemployment Rate

5.2%

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	9008522 _____ License No.	info@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
James Jones _____ Designated Broker of Firm	545598 _____ License No.	jim@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Landon Allen _____ Sales Agent/Associate's Name	0668938 _____ License No.	landon@riverstonecos.com _____ Email	(903) 875-9798 _____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date