



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**± 16.98 ACRES**

4512 SH-6 S TX | COLLEGE STATION, TX 77845

JIM JONES 979.431.4400 | DEREK BANGS 512.221.3984

[www.riverstonecos.com](http://www.riverstonecos.com) | 809 University Drive East, Suite 101-A, College Station, TX 77840



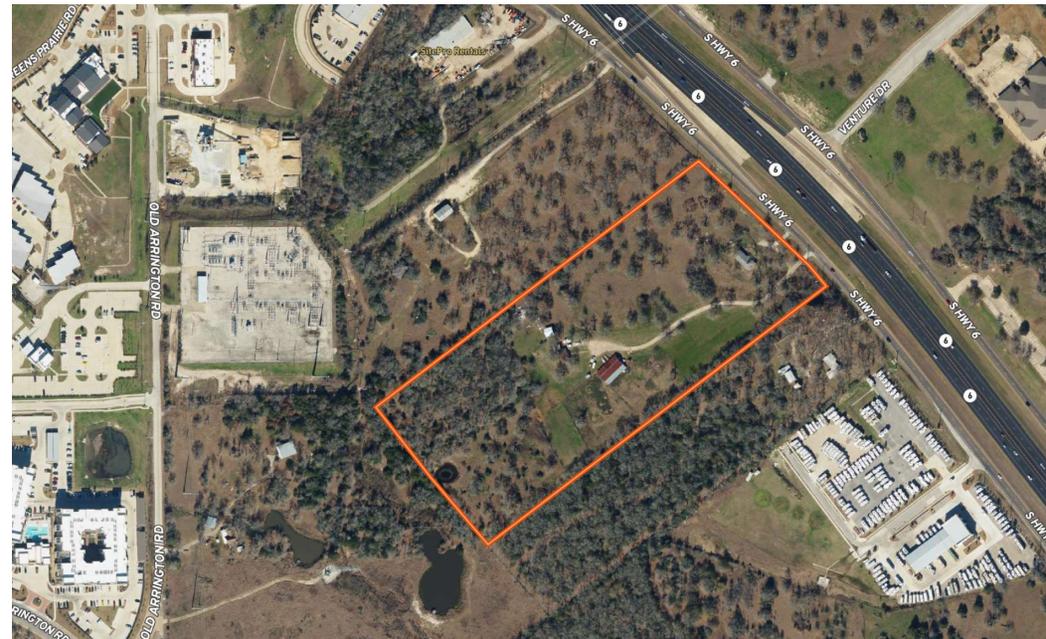
### PROPERTY HIGHLIGHTS

- Located in High Growth Area in South College Station
- Centrally Located with Great Visibility on Hwy 6
- Approximately 1 Mile from the HEB centered Tower Point Retail Center
- Will Subdivide
- Located within Minutes of Over 1,000 Planned Residential Rooftops
- Great Opportunity for a Master Planned / Mixed-use Development
- ± 575 Feet of Hwy 6 Frontage
- Utilities in Area

### OFFERING SUMMARY

Sale Price: Call For Pricing

Lot Size: 16.98 Acres



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JIM JONES  
Managing Partner

DEREK BANGS  
Advisor

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± 26.56 ACRES ON HWY 6 | COLLEGE STATION, TX



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# Site Demographic Summary



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Ring of 5 miles

## KEY FACTS

29.8

Median Age



26,250

Households

\$63,844

Median Disposable Income



70,664

2023 Total Population

## EDUCATION

3%

No High School Diploma



13%

High School Graduate



22%

Some College



62%

College Graduate

## INCOME



\$110,983

Average Household Income



\$41,341

Per Capita Income



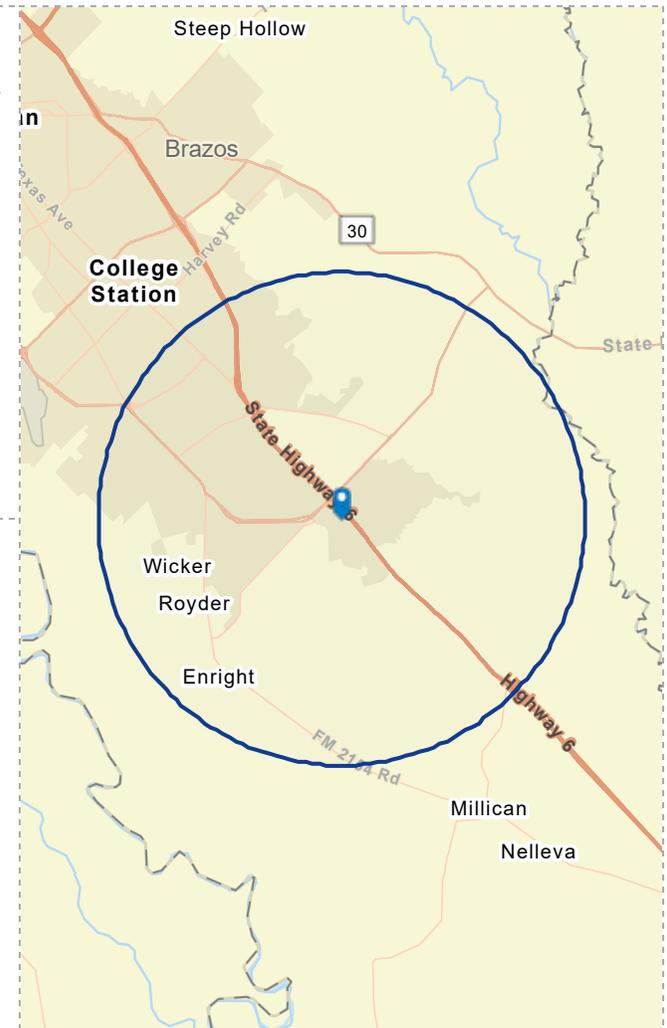
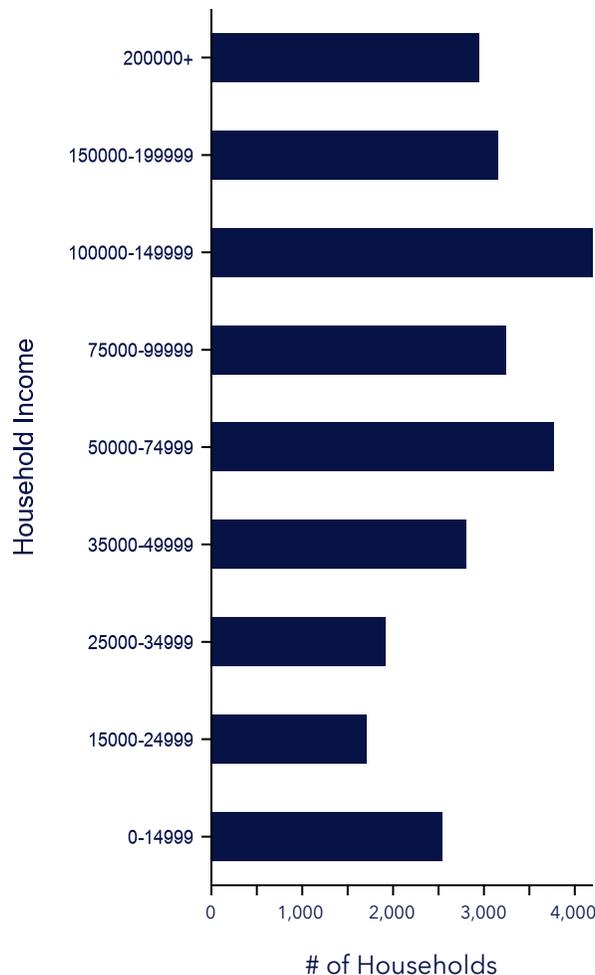
\$1,106,074

Average Net Worth



\$382,480

Average Home Value



## EMPLOYMENT



78%

White Collar



10%

Blue Collar



Services

11%

Unemployment Rate

2.5%

