



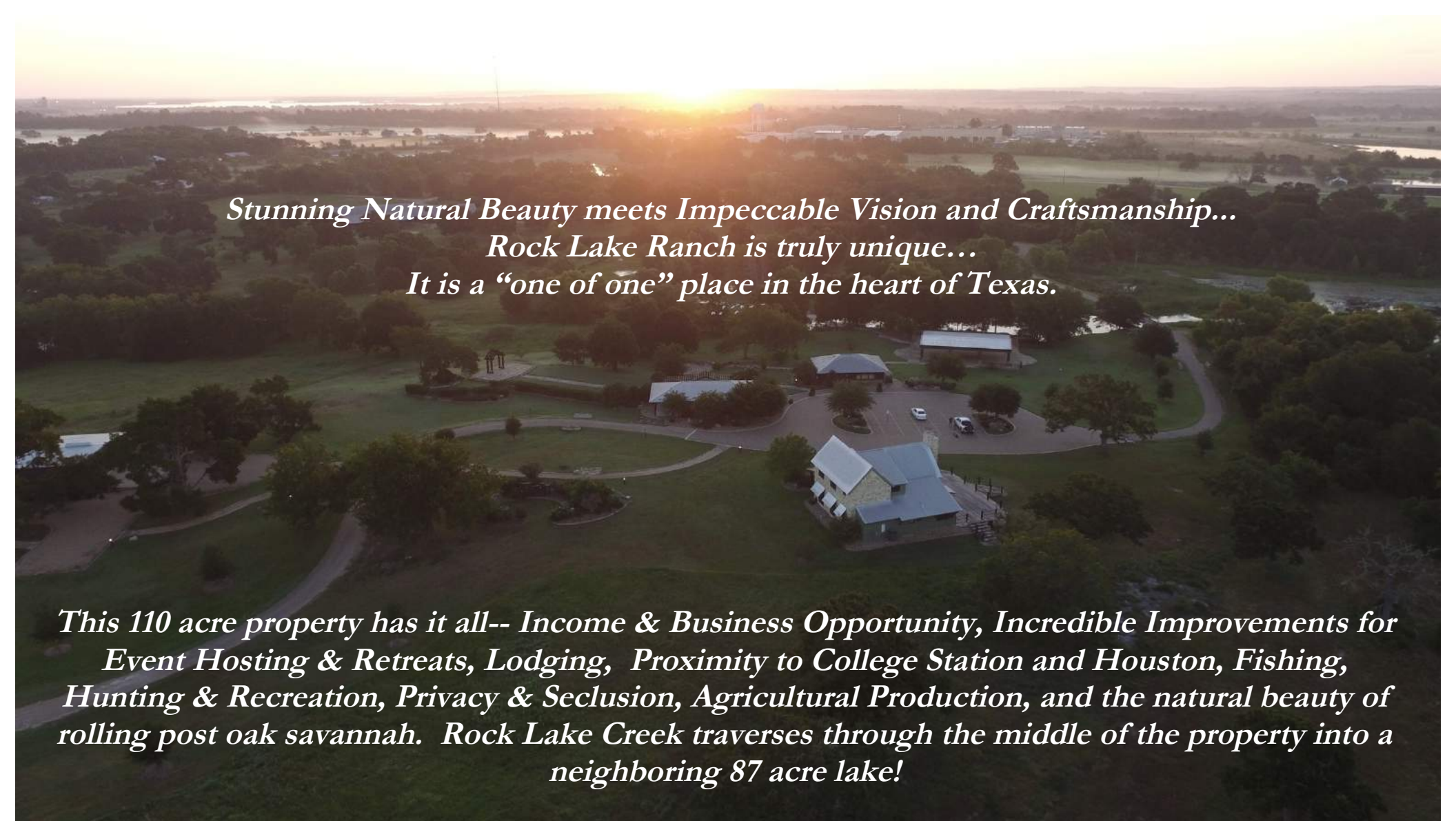
# ROCK LAKE RANCH

NEAR COLLEGE STATION, TEXAS



**RIVERSTONE**

In Broker Alliance With:  
**ICON GLOBAL REAL ESTATE**  
Briggs Freeman Sotheby's International Realty

An aerial photograph of Rock Lake Ranch at sunset. The sun is low on the horizon, casting a warm glow over the landscape. The ranch features a large, light-colored house with a stone chimney, several smaller buildings, and a winding road. The surrounding area is lush with green trees and grass, with a body of water visible in the distance.

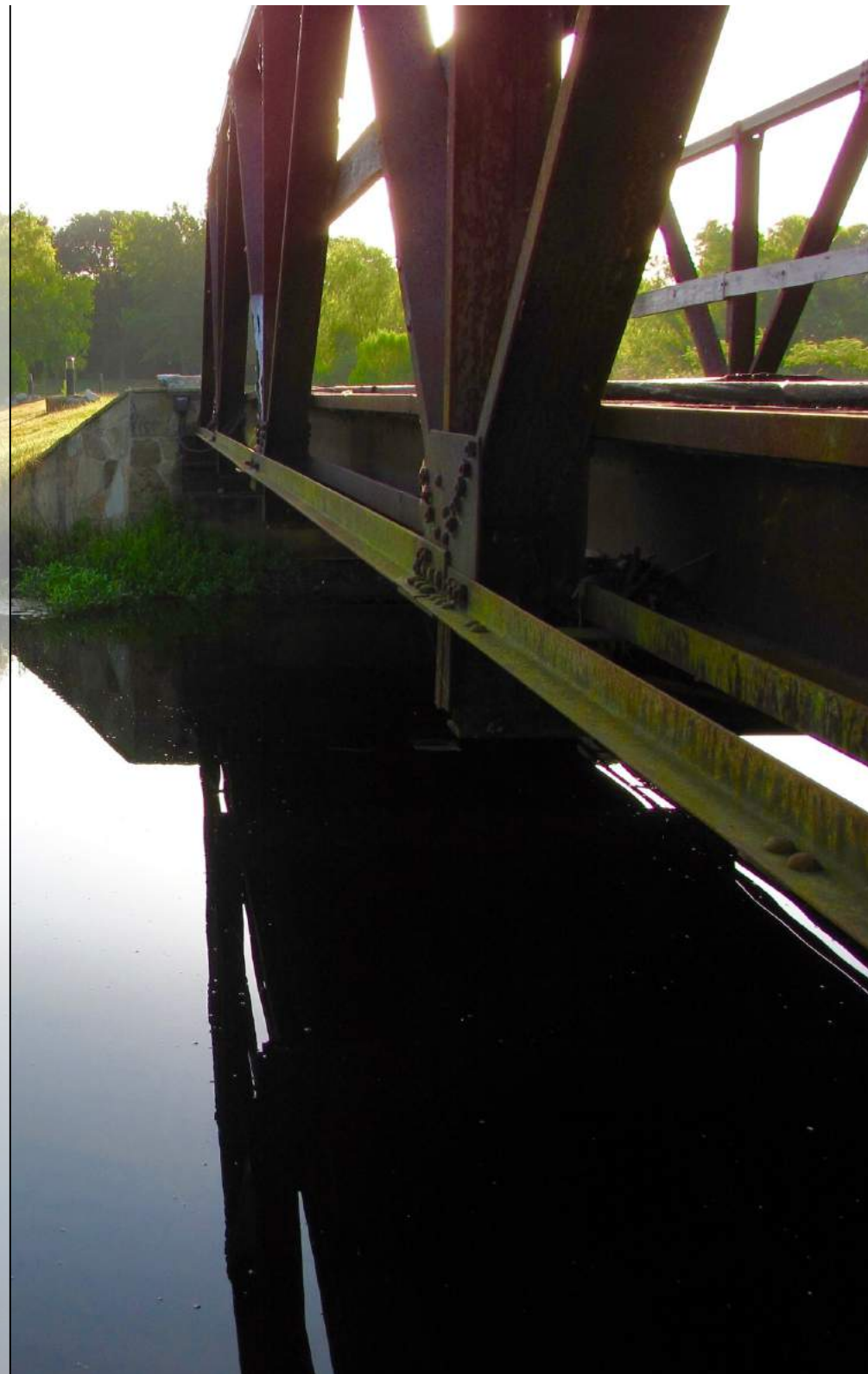
*Stunning Natural Beauty meets Impeccable Vision and Craftsmanship...  
Rock Lake Ranch is truly unique...  
It is a “one of one” place in the heart of Texas.*

*This 110 acre property has it all-- Income & Business Opportunity, Incredible Improvements for Event Hosting & Retreats, Lodging, Proximity to College Station and Houston, Fishing, Hunting & Recreation, Privacy & Seclusion, Agricultural Production, and the natural beauty of rolling post oak savannah. Rock Lake Creek traverses through the middle of the property into a neighboring 87 acre lake!*



# ROCK LAKE RANCH KEY FACTS

- **Incredible Improvements**
  - 6,000 SF main home with ~6,000 SF more office, loft, and covered outdoor space
  - 3,500 SF office/home
  - Cabana with Commercial Grade Kitchen
  - Covered Pavilion for Events
  - First class landscape planning
- Venue Facilities can host 300+ people
- Rock Lake Creek runs through the ranch (40-60' width)
  - Great Fishing & Hunting!
- Convenient Location
  - 25 minutes to Kyle Field
  - 1 hour to Houston
- Existing Income & Business Opportunities
- Near proposed Texas High Speed Rail Station
- Opportunity for future expansion



**Main Lodge:**

6,000 SF masterfully built, custom home with chef's kitchen (has hosted celebrity chef & restaurateur), wrap around porch, 5 bedrooms and 4 bathrooms, additional home office and loft. Ideal for large, game weekend groups. Built in 2009.

**Office / Guest House:**

The "Blue Heron House" is a 3,400 SF two-story, hill country design home with a huge deck & outdoor fireplace that is perfect for outdoor entertaining. Built in 2012.

**Cottage:**

Built in 1912, this quaint, updated "Shotgun-style" cottage was moved onto the property from a historic neighborhood in Houston.

**Pavilion:**

2,400 SF waterfront pavilion with event lighting and expansive sandstone terrace perched atop Rock Lake Creek; terrace area also includes a sitting area overlooking the water.

**Cabana:**

1,200 SF screened in dining area with upscale kitchen suitable for catering / large-meal preparation; men's & women's restrooms.

**Fire Pit & Stone Patio Circle:**

50 feet in diameter with a stone sitting wall and landscape lighting; awesome place to sit around the fire while watching the stars on the water...

**Restroom Facility:**

Commercial grade restroom facility with arbor deck designed to accommodate 350-person events.

**Equipment Barn:**

2,000 SF steel barn with half bath; serves as storage facility for event tables and chairs, event and party decor, etc.

**Ranch Barn:**

Located in south east corner of the ranch; 80x80 steel building with office and full bath used for ranch equipment storage



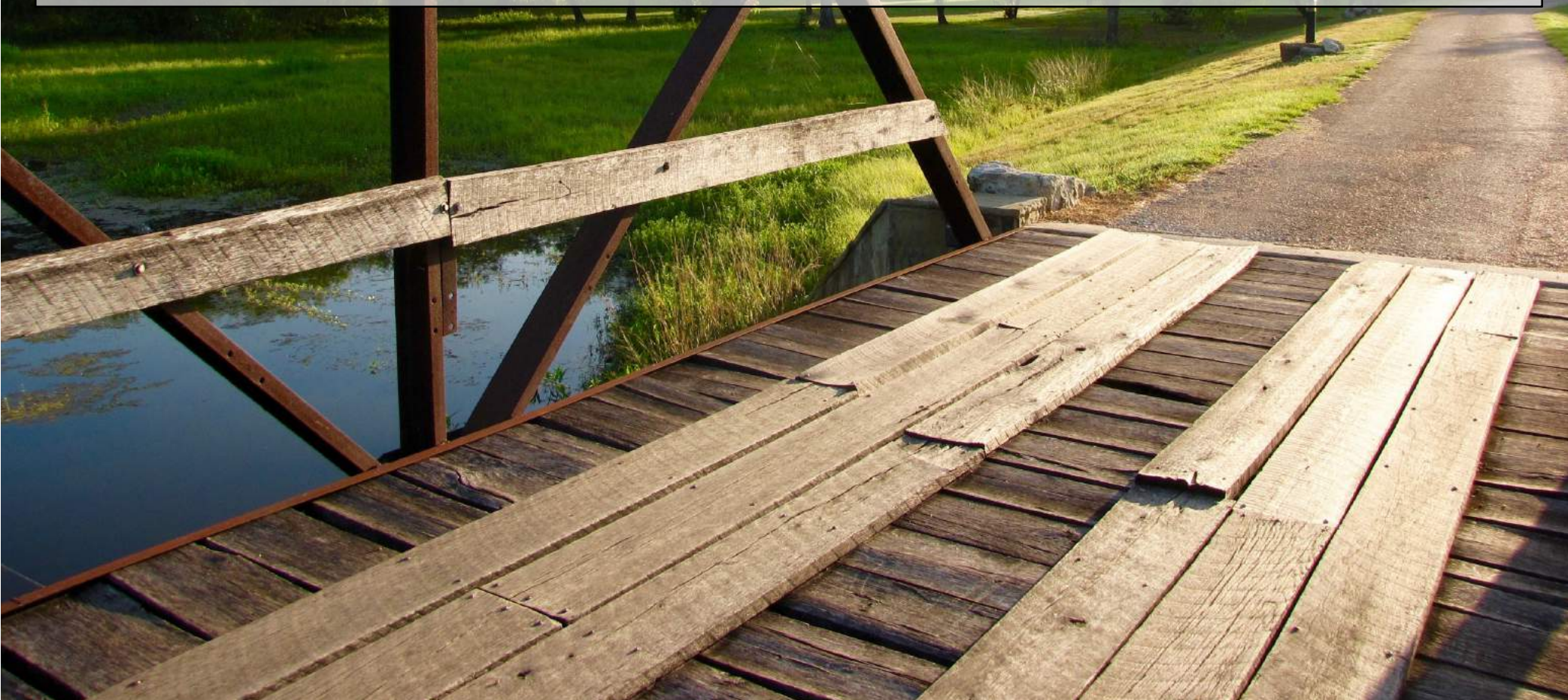


## *The Bridge...*

*The Old Gibbons Creek bridge, an early 20th century steel-truss bridge nicknamed by local residents the “Shanghai Springs Bridge,” once stood a few miles away down the old County Road 190 toward Piedmont where it forded Gibbons Creek. Abandoned in the late 1970s, it was moved and restored in 2009 and now provides a scenic connection to the farming operations and the event venue as well as a favorite photo backdrop. The antique truss bridge currently stands next to the location of its sister bridge that originally forded Rock Lake Creek.*

*Grimes County rerouted the original Rock Lake Creek bridge and portions of County Road 192 in the 1980s as the rock-bottomed creek was dammed up and flooded to serve as a holding pond for the Texas Municipal Power Agency. In the 1990s, Grimes County added the linking County Road 192 around the current perimeter of Rock Lake Ranch and reestablished it as a regional road, connecting Texas Highway 30 with County Road 190.*

*Today, our Rock Lake Ranch bridge serves as a focal point of antique ambiance. It is observable from most of our Event Center Facilities which overlook the pond, originally Rock Lake Creek, which the ranch was named for.*





## *The Venues & Entertaining*

*The Event & Entertainment Venues of Rock Lake Ranch are unmatched in the area... The Ranch has parking, facilities to easily accommodate a large party or reception of ~300 guests. Whether you want the place all to yourself and a few friends and family, or are looking to grow the business of a beloved wedding & events venue, Rock Lake Ranch is ready to go...*



## CONTACT FOR INFORMATION:



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[RiverstoneRanches.com](http://RiverstoneRanches.com)

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