

CLARK ISENHOUR

Real Estate Services, LLC



CORPORATE CAMPUS

Modern 49,000 SF Buildings on 119.28 Acres

Bryan, Texas

FOR SALE OR LEASE



For more information, please contact:

John R. Clark
979.268.6840
john@clarkisenhour.com

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



Clark Isenhour Real Estate Services, LLC

3828 S College Ave
Bryan, Texas 77801

www.clarkisenhour.com



Property Information

49,000 SF+ Office/Research and Manufacturing facility on 119.28 acres, completed in 2011. Bryan and College Station are home to Texas A&M University with over 60,000 students and Blinn College with over 10,000 students.

See www.researchvalley.org for more area information.

Office/Research Building	14,565 SF
Manufacturing Building	26,308 SF 1st Floor 8,826 SF Mezzanine
Improved Land	10.486 Acres
Additional Land	108.797 Acres

Sale:

Buildings on 119.28 acres \$4,895,000

Buildings on 10.486 acres \$3,895,000

Seller can be flexible on acreage with the buildings

Lease:

Office/Research \$12.00/SF NNN

Manufacturing Building \$6.00/SF NNN

Directions: Take FM 2818 / N Harvey Mitchell Pkwy exit off State Hwy 6. Proceed west one mile on FM 2818. Turn Right on Mumford Rd. Property 1/2 mile on left. Easy access to Hwy 21. (9 miles North of Texas A&M University main campus via FM 2818)

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PROPERTY TAXES

The property is outside but adjoining city limits of Bryan, in City of Bryan’s ETJ.

2016 Assessed Value

R355495	10.07 Acres	\$2,815,010	\$52,907	
R307225	52.911 Acres	\$ 6,140	\$ 114	(ag exempt)
R353552	56.289 Acres	\$ 8,440	\$ 157	(ag exempt)
Total Est. Property Tax for 2016			\$53,178	

UTILITIES

Electricity: Bryan Texas Utilities (BTU). A municipally owned utility. Its main generating facility is just one mile north of this property. The city of Bryan owns the two cooling lakes for this natural gas fired plant. This is also a City Park with camping and boating facilities.

Water: Currently served by Wellborn Water SUD. The City of Bryan and Brazos County own the property directly across Mumford Road and it is known as Texas Triangle Park. City of Bryan water main serves AXIS Pipe (the first and largest facility in the Park) to the NE. The closest City of Bryan main water line is currently located 3000’ south of the property. The City/County plans are for these mains to connect and serve the area.

Waste Water: Currently on a commercial aerobic septic system, however a brand new City of Bryan sewer line now crosses the SE corner of the tract.

ECONOMIC DEVELOPMENT

The primary contact for Economic Development information, programs, incentives, work force data, etc is the Research Valley Partnership, funded by Brazos County and the Cities of Bryan and College Station. President & CEO, Todd McDaniel, (979) 260-1755. tmc-daniel@researchvalley.org

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Front View, Office/Research Building



Back View, Office/Research Building



Front View, Manufacturing Building



Back View, Manufacturing Building

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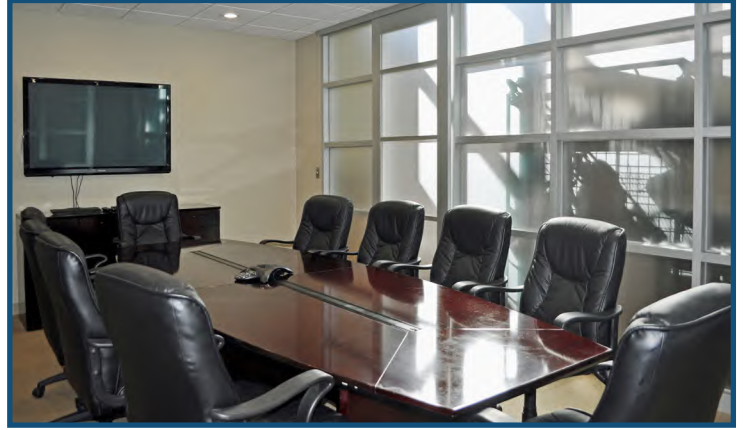
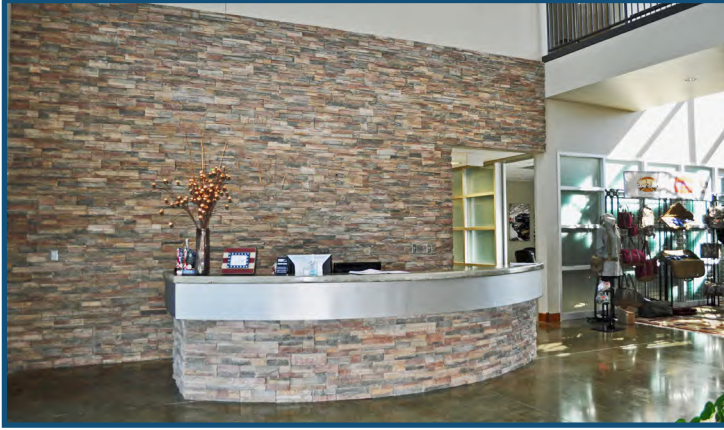
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Office/Research Building Pictures



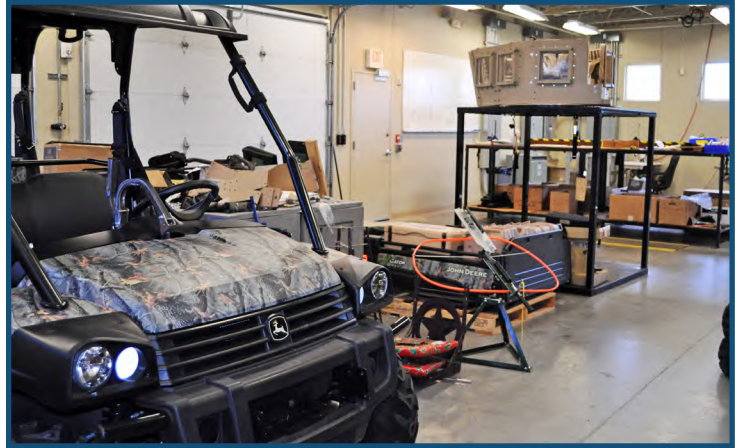
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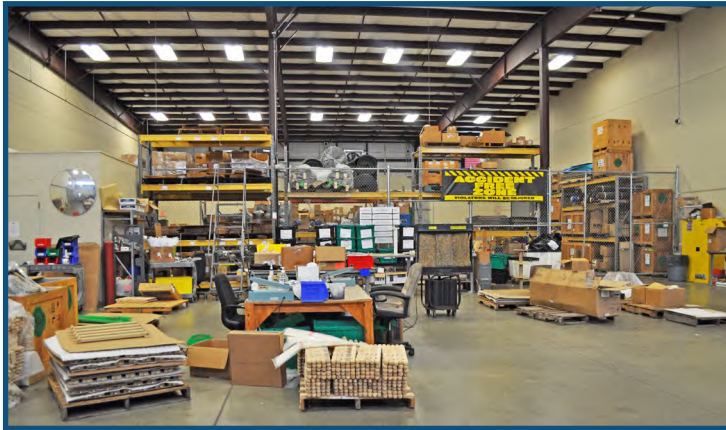
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Manufacturing Building Pictures



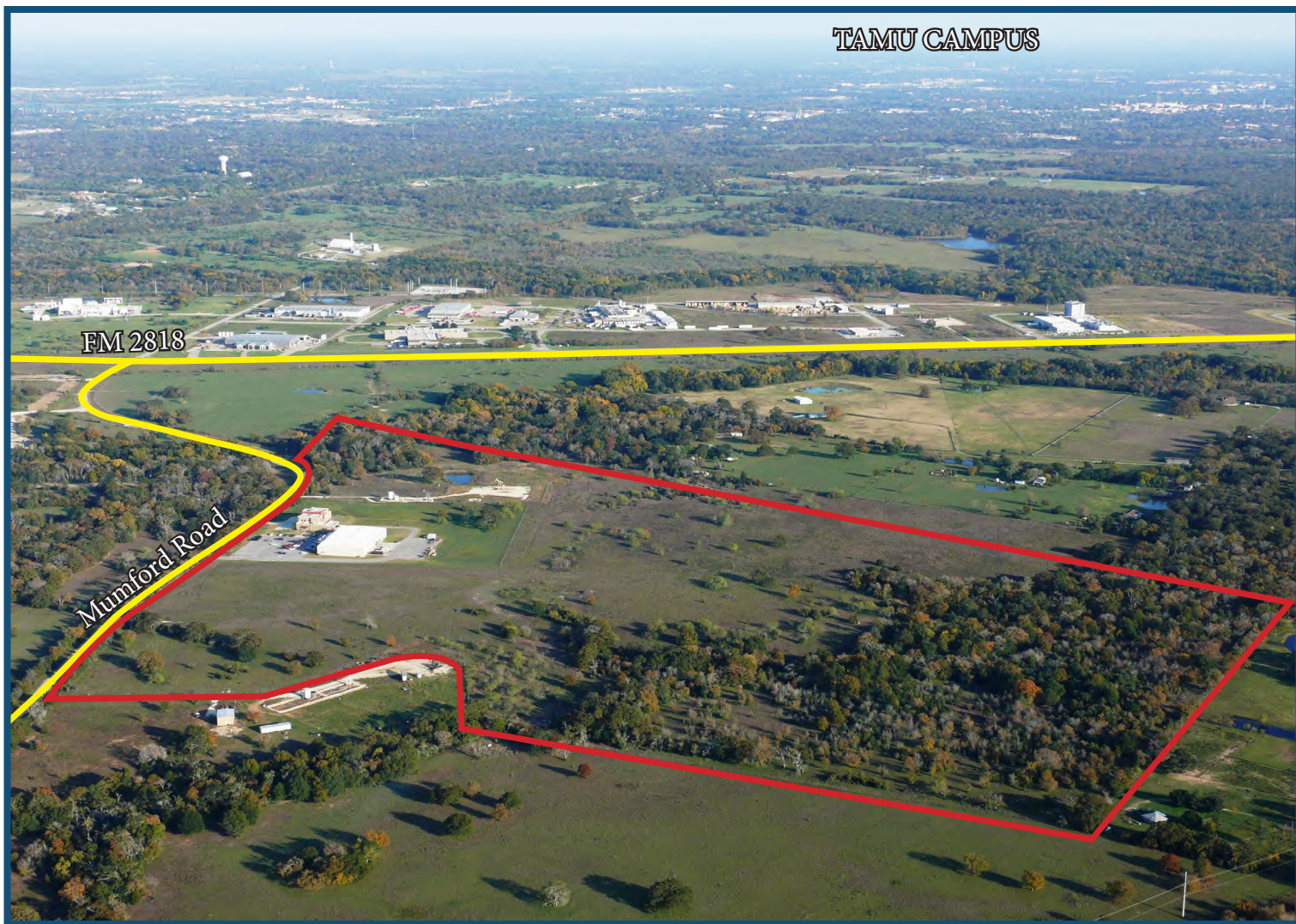
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Information About Brokerage Services

11-2-2015

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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR 2501

Information available at www.trec.texas.gov

IABS 1-0

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Josh Isenhour Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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