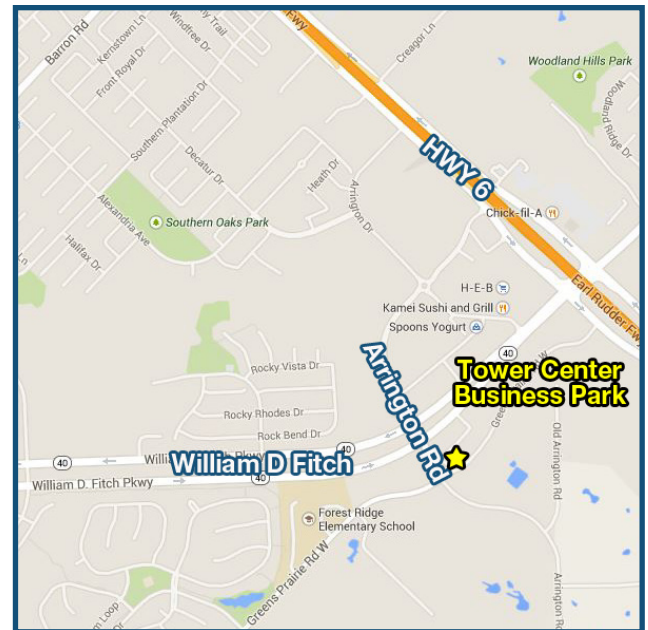




## PROPERTY FEATURES

- Cutting edge business development in South College Station currently under construction
- 8 single-story units fronting Greens Prairie Road which total 2,250 SF each (75' Deep X 30' Wide)
- Business condominium development located at the corner of William D. Fitch and Arrington Road
- Designed for growing businesses - the units can be owned for less than paying comparable market rental rates
- Developer has built a similar project on University Drive East and several floorplans are available which can be further customized to individual needs
- Call today to schedule a tour of a model unit
  - Typical cost of finish-out is \$115,000 (varies with individual needs)



For more information, please contact:

Josh Isenhour  
979.268.6840  
josh@clarkisenhour.com



Clark Isenhour Real Estate Services, LLC  
3828 S College Ave  
Bryan, Texas 77801  
[www.clarkisenhour.com](http://www.clarkisenhour.com)



## Sample Finish-Out - Existing Model Unit Available to Tour



RECEPTION



OFFICE



THERAPY ROOM

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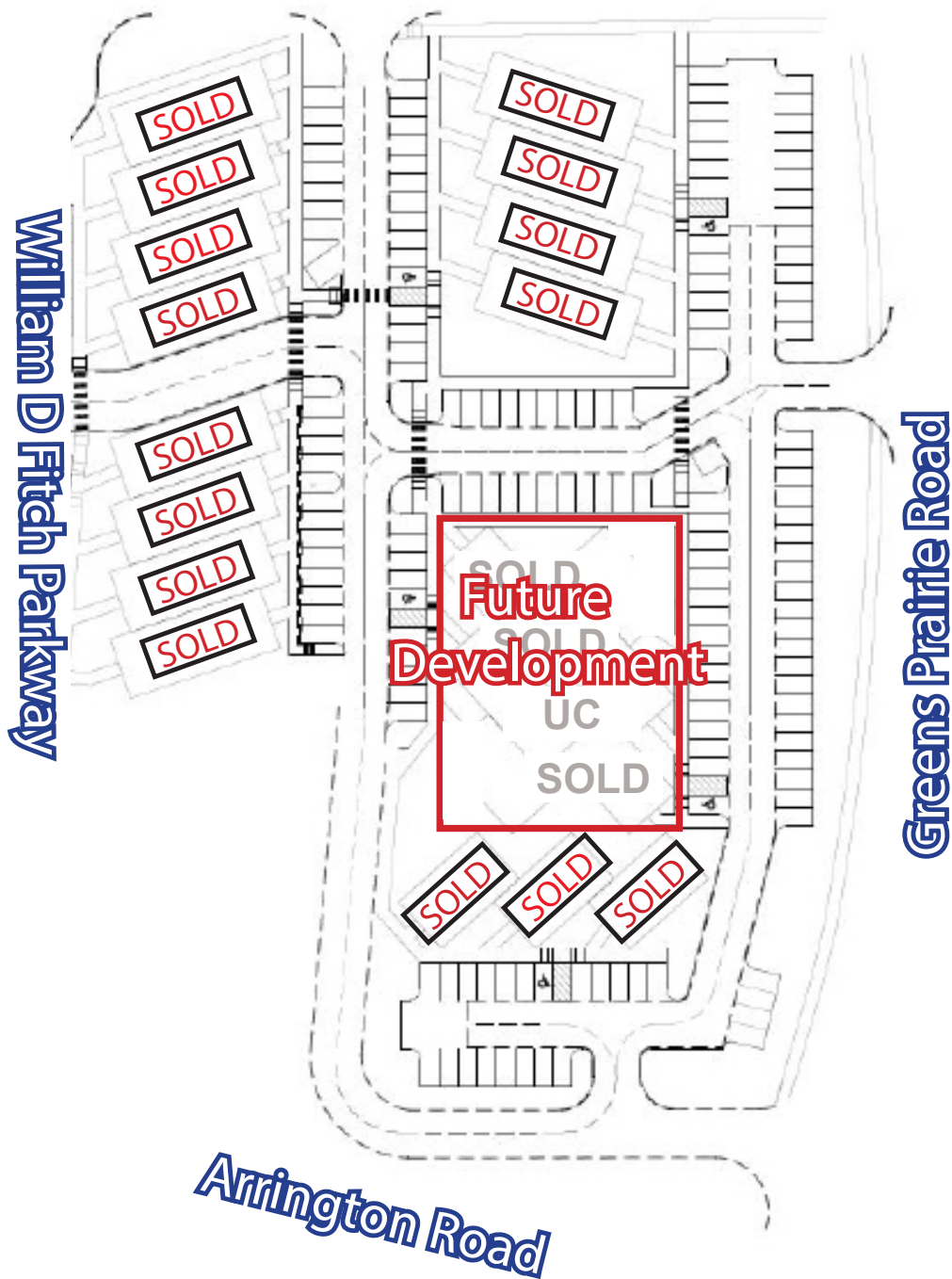


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## SITE PLAN

<u>Price List</u>	
<u>Suite</u>	<u>Price</u>
110	SOLD
120	SOLD
130	SOLD
140	SOLD
210	SOLD
220	SOLD
230	SOLD
240	SOLD
<u>Suite</u>	<u>Price</u>
310	SOLD
320	SOLD
330	SOLD
510	SOLD
520	SOLD
530	SOLD
540	SOLD
Future Development	
<u>Suite</u>	<u>Price</u>
410	SOLD
420	SOLD
430	UC
440	SOLD



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## Why lease when you can OWN?

For less than current market rental rates, you can own your own building. Current rental rates are a minimum of \$2.00 PSF for new space in South College Station, with limited availability. That comes out to \$4,500 per month for a 2,250 SF space. At Tower Center Business Condos, you can buy a 2,250 SF state of the art business condo finished out for approximately \$490,000.

Shell \$375,000

Finish out \$115,000 (varies with individual needs)

Total Price \$490,000

### Sample Financing:

20% down payment

4.95 % interest (example only - lower rates available through local lenders for owner occupied buildings!)

20 year amortization

At these terms your monthly note payment would only be at \$2,576.

Condo association fees are \$150 per month which covers hazard insurance and common area maintenance.

Each owner is responsible for payment of property taxes which will be based upon the value assessed by the appraisal district.

- Nice, new business space is hard to find in South College Station and this opportunity allows you to have a brand new space built specifically to your business needs and your personal taste.
- Designing your new space is easy! We have several sample floorplans of the existing business condos that you can modify as needed to make the space meet your exact specifications.
- This is a great time to purchase your own space, rates are low and lenders are anxious to make loans for owner occupied properties.
- The condo association handles lawn care and insurance, all at a low monthly price. These buildings are brand new and built to be low maintenance so ownership has never been easier!
- In addition to the rental savings, there are potential tax advantages to owning your own building with the opportunity to deduct mortgage interest, property taxes, and other costs. Consult with your CPA to realize the full reward of ownership.
- Too much square footage? Lease out extra space and have room for expansion.
- Not enough square footage? The buildings are built in groups and you can purchase two for 4,500 SF, three for 6,750 SF, or four for 9,000 SF.

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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

\_\_\_\_\_  
Designated Broker of Firm      License No.      Email      Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/  
Associate      License No.      Email      Phone

\_\_\_\_\_  
Sales Agent/Associate's Name      License No.      Email      Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Clark Isenhour Real Estate Services, LLC, 3028 S. College Avenue Bryan, TX 77801  
Josh Isenhour

Phone: 979.268.6840

Fax:

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