



**FOR SALE**

**803 & 807 Dellwood St**

BRYAN, TEXAS 77802

For more information, please contact:

**Josh Isenhour**  
979.268.6840  
josh@clarkisenhour.com

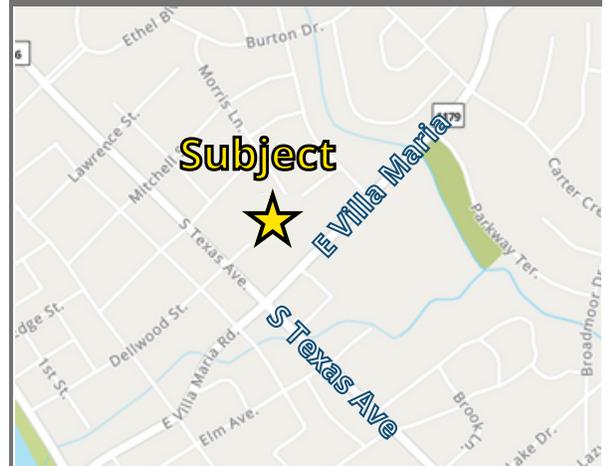
**Vance Goss**  
979.268.6840  
vance@clarkisenhour.com



## PROPERTY FEATURES

- Rare opportunity to purchase commercial property in the heart of Bryan
- +/- 11,000 SF office/warehouse
- 4 Buildings
- 29,230 SF of land
- Zoned C-2 which allows for a variety of commercial uses, see enclosed zoning ordinance
- Great location at Texas Ave & Villa Maria less than 1 mile from Bryan Midtown Park
- Operating business, must have appointment with 24 hours notice to view

## WAREHOUSE FOR LEASE



**Offered for sale:**  
**\$1,500,000**



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**AERIAL**





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## PROPERTY PHOTOS





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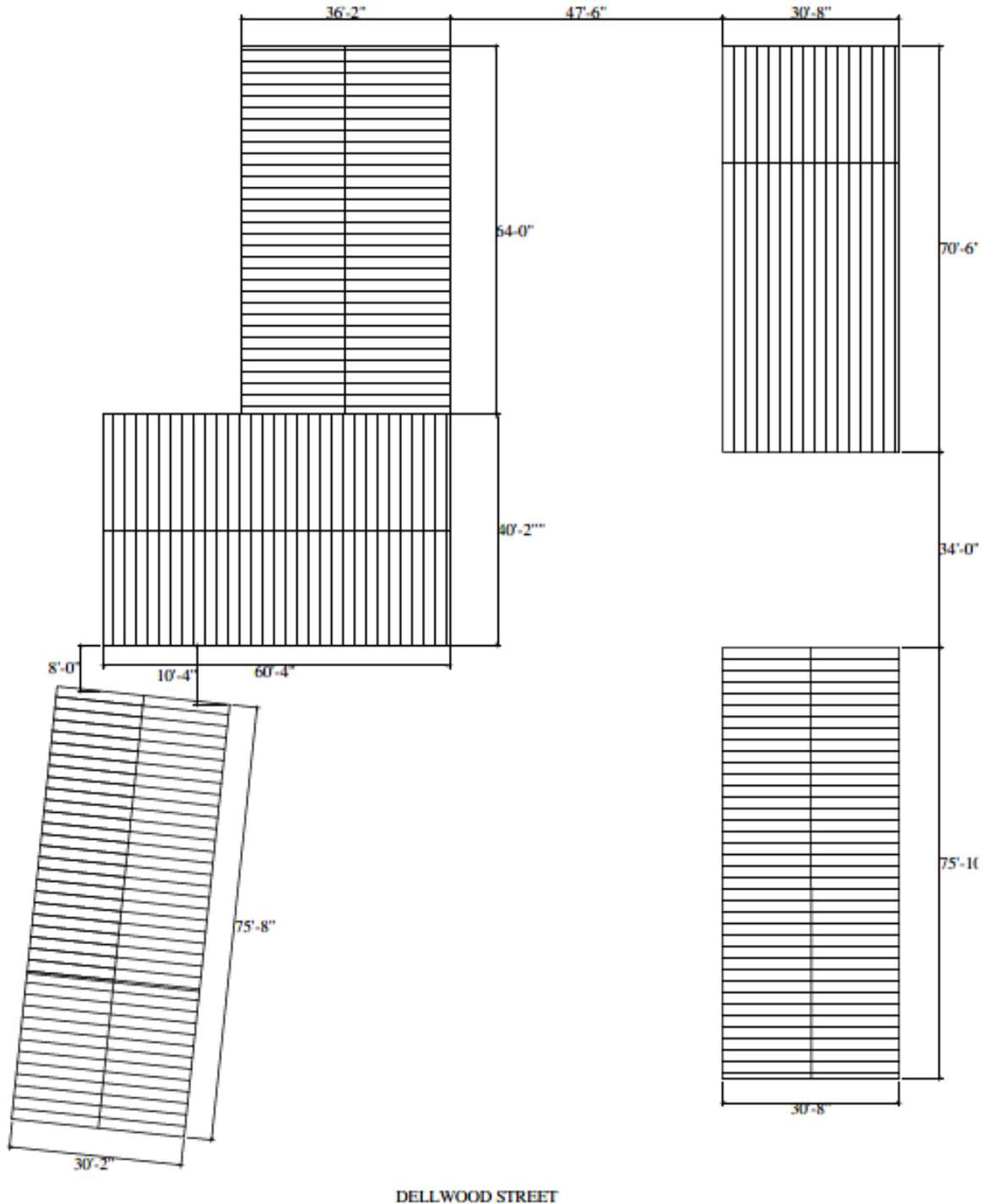
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## PROPERTY PHOTOS





**SITE LAYOUT**





## ZONING INFORMATION

### Sec. 130-14. C-2, retail district.

- (a) *General purpose and description.* The C-2, retail district is established to provide locations for various types of general retail trade, business and service uses. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods. These shopping areas should utilize established landscape and buffering requirements and generally be limited to 2 stories in height. The C-2 district should be located along or at the intersection of major collectors or arterials to accommodate higher traffic volumes. Under certain conditions, high-rise offices may be permitted if proper buffering and transition treatment is provided from residential districts.
- (b) *Permitted uses.* Any permitted use in the C-1 district with the addition of:
- Automobile service station;
  - Bed and breakfast;
  - Boardinghouse (lodging house);
  - Business or trade school;
  - Commercial amusement (indoor);
  - Dance studio;
  - Fitness center;
  - Funeral home/mortuary;
  - Gaming establishments;
  - Indoor archery and shooting range;
  - Laundromats (self-service washateria);
  - Micro-assembly;
  - Motel or hotel;
  - Nursery (greenhouse);
  - Package liquor store;
  - Parking lots or garages, commercial;
  - Pawnshop that has been licensed to transact business by the state consumer credit commissioner under V.T.C.A., Finance Code ch. 371;
  - Reception hall;
  - Retail services (including incidental uses);
  - Restaurant;
  - Studio;
  - Tattoo/piercing studio (see section 130-34(n));
  - Theater—Indoor.
- (c) *Conditional uses.* Any conditional use allowed in the C-1 district with the addition of:
- Automobile repair/sales/rental;
  - Boat repair/sales/rental;

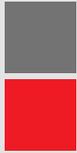
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(Supp. No. 23)



## ZONING INFORMATION

- Commercial amusement (outdoor);
  - Credit access business (see section 130-34(o));
  - Heating or air conditioning sales or service;
  - Heliport or helistop;
  - Ice company sales—Wholesale;
  - Mini-warehouse or self-storage;
  - Motorcycle sales/rental/service;
  - Moving company;
  - Night club or tavern(≤ 5,000 square feet);
  - Office—Showroom/warehouse;
  - Theater—Outdoor;
  - Printing company;
  - Recycling collection point;
  - Trailer rental;
  - Truck rental.
- (d) *Height regulations.* See building setbacks and lot standards in article IV of chapter 62.
- (e) *Lot area and setback requirements.* See building setbacks and lot standards in article IV of chapter 62.
- (f) *Parking regulations.* See access and off-street parking in article VI of chapter 62.
- (g) *Other regulations.*
- (1)As established by all other applicable sections and/or ordinances.
  - (2)Establishments selling alcoholic beverages shall not be located within 300 feet of a public school, church, or a public hospital. The distance shall be measured as specified in the City Code.
  - (3)Single-family detached dwelling permitted in this district shall conform to standards as specified in the RD-5 district. Patio home, townhouse, and duplex dwellings permitted conditionally in this district are subject to the supplemental regulations of section 62-167, section 62-168 and section 62-169, respectively.
  - (4)Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of nonresidential and multifamily development in article III of chapter 62 before activity on the property may resume. Single-family dwellings, patio homes, townhouses, and duplexes are exempt from this provision.
  - (5)No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.
  - (6)The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:
    - a.Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
    - b.Vibration is discernible beyond the property line.
    - c.Noise above the average intensity of street traffic is discernible beyond the property line.
      - d.Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
  - (7)Wireless telecommunications facilities shall be allowed only as provided for in section 130-35.
- (Ord. No. 2110 , § 3, 8-25-2015; Ord. No. 2111 , § 13, 8-25-2015)



**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.*

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Clark Isenhour Real Estate Services, LLC.	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John R. Clark	358293	john@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Vance Goss	627851	vance@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date