

SNOOK, TEXAS 77878

For more information, please contact:

John R. Clark 979.268.6840 john@clarkisenhour.com



PROPERTY FEATURES

- Former bank building in the center of Snook, 11 miles from TAMU
- Freshly remodeled and updated
- Office Building: Approximately 1,680 SF (See attached floorplan)
- Warehouse/Shop: Approximately 2,400 SF (40' X 60', 16' eave, 3 - 12'X14' rollup OH doors)
- Approximately 0.75 Acres (4 gated entrances on to FM 2155)
- Completely security-fenced
- 3-Phase, 400 amp underground electric service
- Concrete parking with gravel yard area

Offered for Sale: \$349,900

Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com





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PROPERTY PHOTOS



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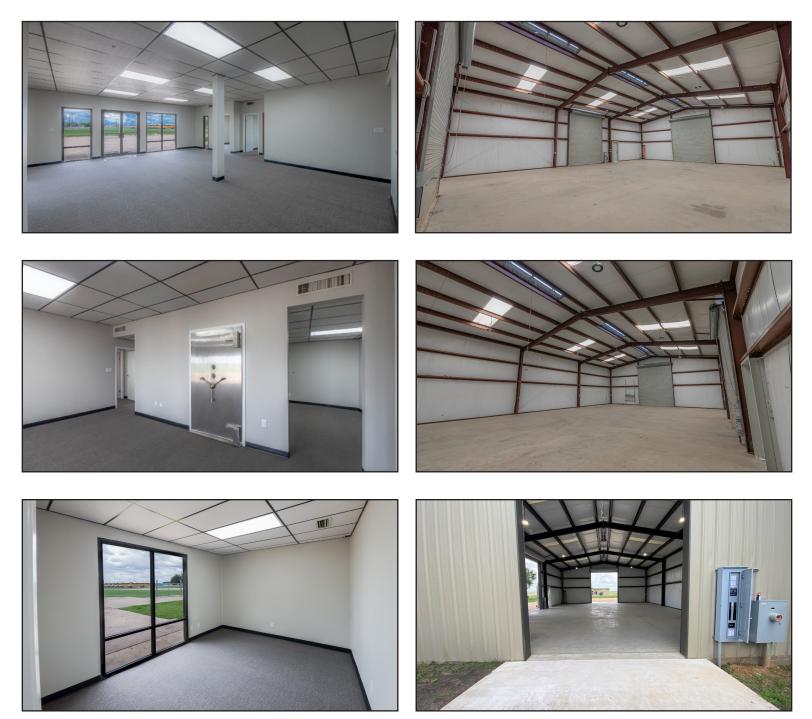


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INTERIOR PHOTOS



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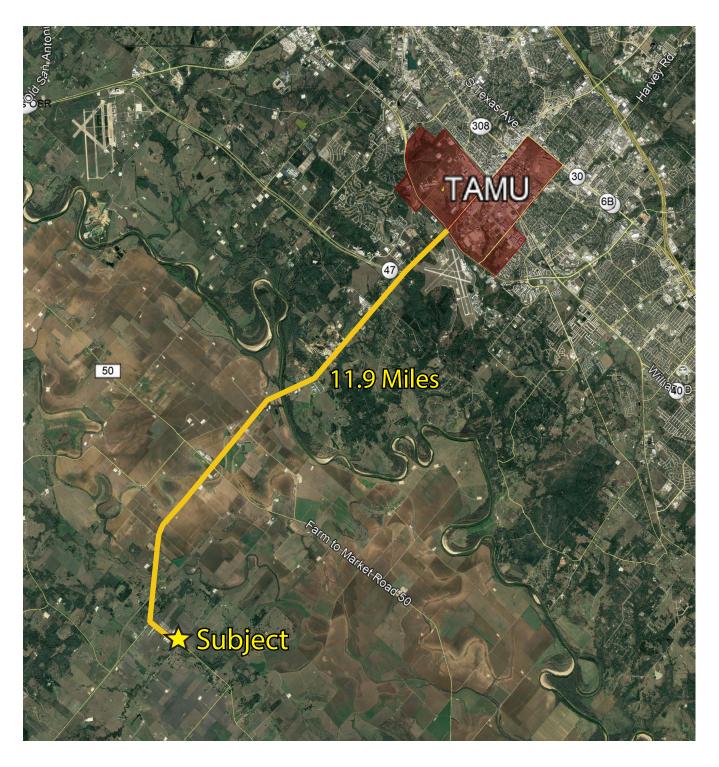


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AERIAL



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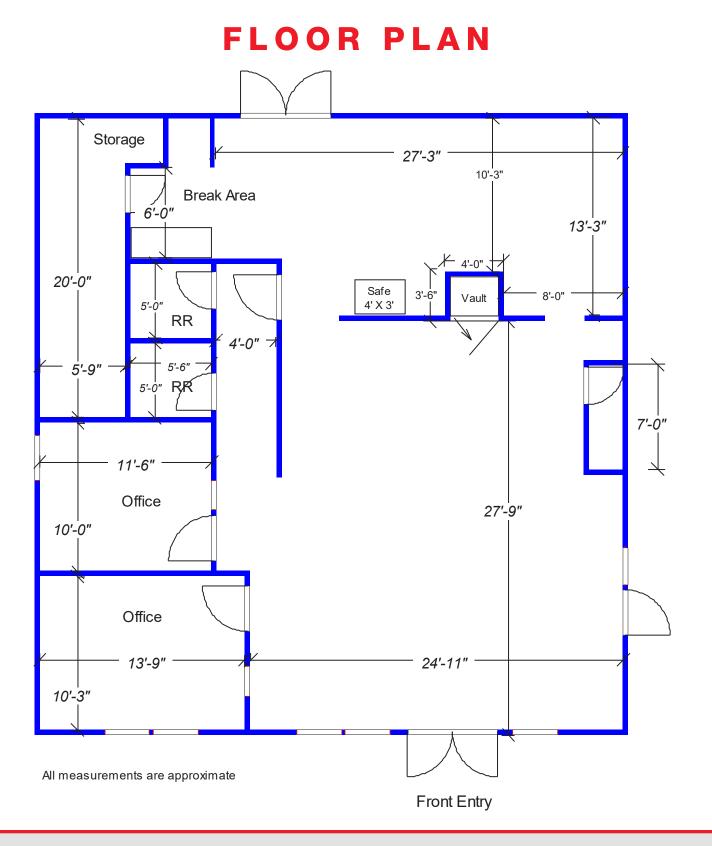




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A BROKER is responsible for all brokkrage activities, including acts performed by allos appears apposated by the broker. ASLES AGENT must be sponsored by a brokkr and works with clients on behalf of the broker. ARROKER'S MINIUM DUTES REQUIRED BY LAW (A client is the parson 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 honesity and fairly. ALCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LAND.ORD): The broker becomes the property owner's agent through an agreement with the owne usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duti babove and must inform the owner of any material information about the property or transaction known by the agent, includin information disclosed to the agent or subagent by the buyer or buyer's agent. AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/lenant's agent by agreeling to represent the buyer, usually through underline appresentation agreement. A buyer's agent must perform the broker's minimum duti. Aspect and in conspicuous bold to underline of prints all formation disclosed to the agent by the seller - aller's agent. AS AGENT FOR BUYER/TENANT: The written agreement must perform the broker must first must perform the broker and, in conspicuous bold - underline of prints and advote to, and carry out the instructions of each party to the transaction. Max with the parties 'univer's obligations as an intermediary. Max, with the parties 'univer's obligations as an intermediary between the party to the transaction. Must root all parties to the transaction impartially and fairy.	Texas law requires all re	eal estate licensee.	s to give the following information abo	but
Put the interests of the client above all others, including the broker's own interests: Inform the client's 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 honeshity and fairly. ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent must perform the broker's minimum duit above and must inform the owner of any material information about the property or transaction known by the agent, includin information disclosed to the agent or subagent by the buyer or buyer's agent. AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/transit's agent by agreeing to represent the buyer, usually through written representation agreement. A buyer's agent must perform the broker's minimum duits above and must inform the buyer or transaction known by the agent, including information disclosed to the agent or subagent by the suber or buyer's minimum duits above and must first obtain the vurter aller's agent. AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through written representation agreement. A buyer's agaent must perform the broker's abult battors as an intermediary between the parties between must first obtain the writte agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold underline physics and intermediary. A broker who acts as an intermediary: May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner an buyer) to communicate with, provide ophions and advice to, and carry out the instructions of each party to the transaction. Must not, unless specifically unbruted in written asking price: that the owner will ac	 A BROKER is responsible for all brokerage acti 	ivities, including acts ker and works with cli	performed by sales agents sponsored by the ents on behalf of the broker.	e broker.
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You to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. (979)268-6840 CLARK ISENHOUR REAL ESTATE SERVICES, LLC 8999919 INFO@CLARKISENHOUR.COM (979)268-6840 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone JOHN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 Phone Designated Broker of Firm License No. Email Phone Licensed Supervisor of Sales Agent/ License No. Email Phone Sales Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Date Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-0 Date	 The broker's duties and responsibilities to you, ar Who will pay the broker for services provided to y 	nd your obligations un you, when payment w	nder the representation agreement. ill be made and how the payment will be ca	culated.
Licensed Broker /Broker Firm Name or License No. Email Phone Primary Assumed Business Name JOHN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 Designated Broker of Firm License No. Email Phone Licensed Supervisor of Sales Agent/ License No. Email Phone Sales Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Date Information available at www.trec.texas.gov Chrk Isenborr RealEstate Svcs, 3818 S. College Avenue Bryan TX 77801 Phone Far. IASS 1-0 Date	LICENSE HOLDER CONTACT INFORMATION: Thi	is notice is being pro	vided for information purposes. It does no	t create an obligation fo
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