

BRYAN, TEXAS 77803

For more information, please contact:

Vance Goss 979.268.6840 vance@clarkisenhour.com



PROPERTY FEATURES

- 16,090 SF building on 1.757 acres
- Approximately 2,500 SF office
- Excellent visibility on N. Harvey Mitchell Pkwy,

close to SH-21

- Highly desirable location with many like-kind businesses in the immediate area
- 18' eve height with 5 overhead doors
- Covered wash bay
- Security fenced yard
- Industrial type zoning



Offered for Sale: \$1,395,000

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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AERIAL PHOTOS





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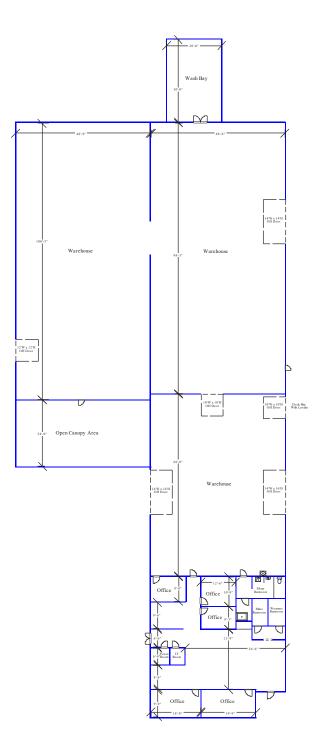


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FLOOR PLAN



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			11/2/201
		Brokerage Services	
		es to give the following information	
brokerage services	to prospective bu	yers, tenants, sellers and landlord	S.
TYPES OF REAL ESTATE LICENSE HOLDERS:			
 A BROKER is responsible for all brokerage acti A SALES AGENT must be sponsored by a brok 			y the broker.
 A BROKER'S MINIMUM DUTIES REQUIRED BY La Put the interests of the client above all others, in 	AW (A client is the polyding the broker's	person or party that the broker repres	sents):
 Inform the client of any material information abo 			
 Answer the client's questions and present any or 	ffer to or counter-offe		
 Treat all parties to a real estate transaction hone 	estly and fairly.		
A LICENSE HOLDER CAN REPRESENT A PARTY	IN A REAL ESTATI	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD):	The broker become	es the property owner's agent through	an agreement with the owner
usually in a written listing to sell or property ma	anagement agreeme	ent. An owner's agent must perform	the broker's minimum dutie
above and must inform the owner of any mat information disclosed to the agent or subagent by the	e buyer or buyer's ag	oout the property or transaction kno ent.	own by the agent, including
AS AGENT FOR BUYER/TENANT: The broker be			
written representation agreement. A buyer's agent	must perform the	broker's minimum duties above and r	must inform the buyer of an
material information about the property or transact seller's agent.	tion known by the a	agent, including information disclosed	to the agent by the seller o
AS AGENT FOR BOTH - INTERMEDIARY: To	act as an intermed	liary 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 o
underlined print, set forth the broker's obligations as a		oker who acts as an intermediary:	
 Must treat all parties to the transaction impartiall May, with the parties' written consent, appo 		se holder associated with the broke	r to each party (owner en
buyer) to communicate with, provide opinions an			
 Must not, unless specifically authorized in writing 		y, disclose:	
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