

# FOR SALE 1595 Sebesta Road

COLLEGE STATION, TEXAS 77845

For more information, please contact:

Josh Isenhour 979.268.6840

josh@clarkisenhour.com



#### PROPERTY FEATURES

- 15,000 SF Warehouse
- 5 Acres of land for yard or additional development
- Zoned Light Industrial Wholesale services and Outdoor storage are permitted
- Rare warehouse location in College Station
- Concrete parking and circulation around the building
- · Grade level overhead doors
- Excellent access to Hwy 6
- Lots of new commercial development and redevelopment in the immediate area



Offered For Sale: \$2,500,000













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### **AERIAL**















# 1595 Sebesta Road

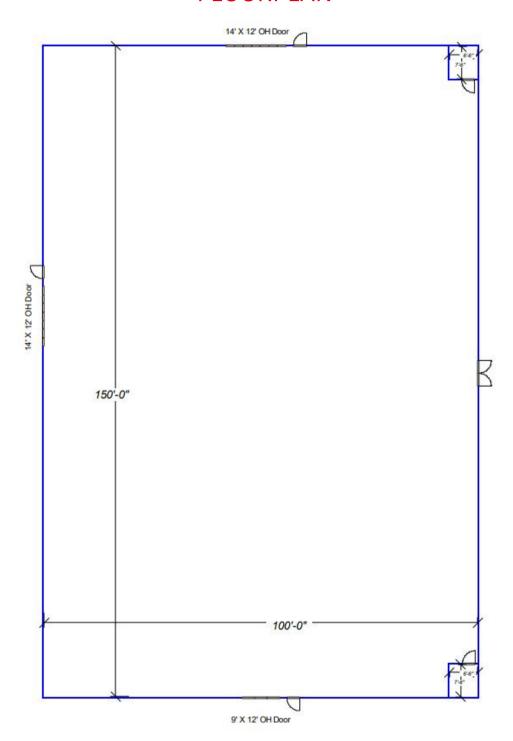
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#### **FLOORPLAN**















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#### **AERIAL**















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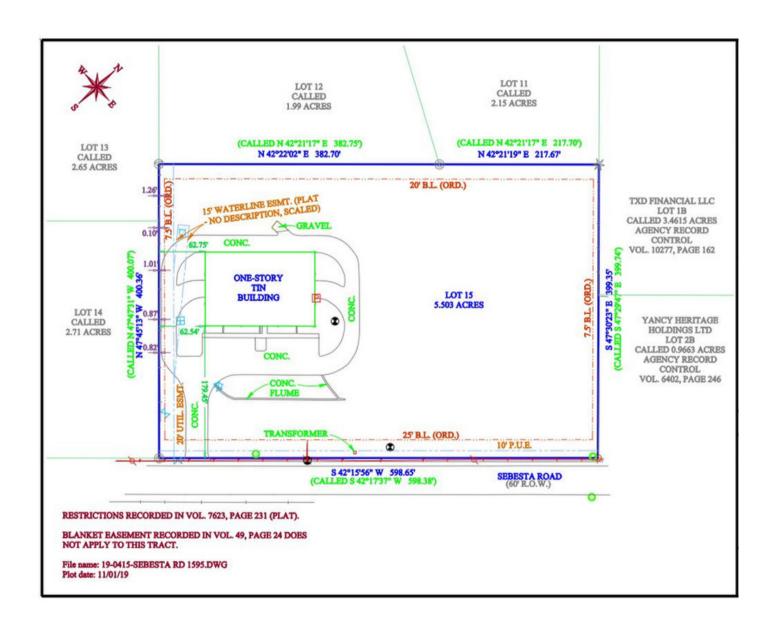
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### **SURVEY**















### 1595 Sebesta Road

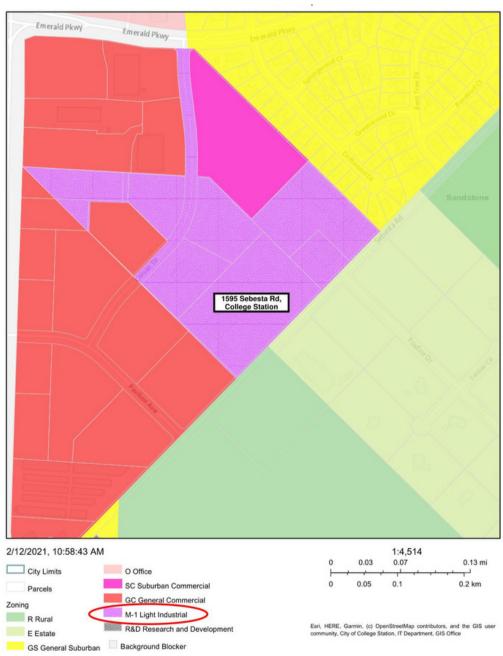
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# Zone Map



Web AppBuilder for ArcGIS Esri, HERE, NPS | City of College Station, IT Department, GIS Office | City of College Station Planning and Development Services 1101 Texas Ave College Station, TX 77842 (979)764-3570 |













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| USE TABLE  |        |    |        | Res         | side | nti:   | alD    | isti   | ict         | s           |                  |   |   |   | No     |        | esi.<br>stri |        |             | l   |             |             |           | Re<br>Di  | etir<br>stri |    |             |           |                  |   | ign<br>rict:          |   |
|--|--------|----|--------|-------------|------|--------|--------|--------|-------------|-------------|------------------|---|---|---|--------|--------|--------------|--------|-------------|-----|-------------|-------------|-----------|-----------|--------------|----|-------------|-----------|------------------|---|-----------------------|---|
| Specific Uses  | R      | WE | E      | W<br>R<br>S | K    | G<br>S | T<br>* | D<br>* | M<br>F<br>* | M<br>U<br>* | M<br>H<br>P<br>* | M | o | s | w<br>C | G<br>C | C            | B<br>P | B<br>P<br>I | C   | N<br>A<br>P | R<br>1<br>B | R - 4 * * | R - 6 * * |              | м  | M<br>-<br>2 | R & D * * | W<br>P<br>C<br>* | N | N<br>G<br>-<br>2<br>* | N |
|  | -      |    |        |             |      |        |        |        |             |             |                  |   |   |   |        |        |              |        |             | pec |             |             |           |           |              |    |             |           | _                | _ | _                     |   |
|  |        | -  |        |             |      |        | -      | -,     |             |             |                  |   |   | _ | TL     |        |              | 1990   |             |     |             |             | -         |           |              | -, | H           |           |                  |   |                       | _ |
| Assisted<br>Living/Residen<br>tial Care<br>Facility        |        |    |        |             |      |        |        |        |             |             |                  |   | Р | Р |        | Р      |              |        |             |     |             |             |           |           |              |    |             |           |                  |   |                       |   |
| Boarding and<br>Rooming<br>House                           |        |    |        |             |      |        |        |        | P           |             |                  | P |   |   |        |        |              |        |             |     |             |             | P         | P         |              |    |             |           |                  |   |                       | P |
| Extended Care<br>Facility/Conval<br>escent/Nursing<br>Home |        |    |        |             |      |        |        |        | P           |             |                  | P |   | P |        | P      | Р            |        |             |     |             |             | P         | Р         |              |    |             |           | P                |   |                       |   |
| Dormitory  |        |    |        |             |      |        |        |        | P           | P           |                  | P |   |   |        |        |              |        |             | Г   |             |             | P         | P         |              |    |             |           |                  | P | P                     | P |
| Duplex   |        |    |        |             |      |        |        | P      |             |             |                  | P |   |   |        |        |              |        |             |     |             |             | P         | P         |              |    |             |           |                  |   |                       |   |
| Fraternity/Soro<br>rity                                    |        |    |        |             |      |        |        |        | Р           |             |                  |   |   |   |        |        |              |        |             |     |             |             | P         | Р         |              |    |             |           |                  | Р | P                     | P |
| Manufactured<br>Home                                       | P<br>* |    | P<br>* |             |      |        |        |        |             |             | P<br>*           |   |   |   |        |        |              |        |             |     |             |             |           |           |              |    |             |           |                  |   |                       |   |
| Mixed-Use<br>Structure                                     |        |    |        |             |      |        |        |        | P           | P           |                  | P |   |   |        |        |              |        |             |     |             |             |           |           |              |    |             |           | P                | P | P                     | P |
| Multi-Family   |        |    |        |             |      |        |        |        | P           | P           |                  | P |   |   |        |        |              |        |             |     |             |             | P         | Р         |              |    |             |           | C                | P | P                     | P |
| Multi-Family<br>built prior to<br>January 2002             |        |    |        |             |      |        |        |        | P           | P           |                  |   |   |   |        |        |              |        |             |     |             |             | P         | Р         |              |    |             |           | P                | P | P                     | P |
| Northgate<br>High-Density<br>Dwelling Unit                 |        |    |        |             |      |        |        |        |             |             |                  |   |   |   |        |        |              |        |             |     |             |             |           |           |              |    |             |           |                  | P | P                     | Р |
| Single-Family<br>Detached                                  | P      | P  | P      | P           | P    | P      | P      | Р      |             |             |                  | P |   |   |        |        |              |        |             |     |             | P           |           |           |              |    |             |           |                  |   |                       |   |
| Single-Unit<br>Dwelling                                    |        |    |        |             |      |        |        |        | Р           |             |                  |   |   |   |        |        |              |        |             |     |             |             |           |           |              |    |             |           |                  |   |                       |   |
| Townhouse  |        |    |        |             |      |        | P      |        | P           |             |                  | P |   |   |        |        |              |        |             |     |             |             | P         | P         |              |    |             |           |                  |   |                       | P |













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| Two-Unit<br>Dwelling  |        |        |        |        |        |        |        |        | P      |        |        |     |     |        |        |    |    |    |     |     |   |        |        |        |   |   |   |   |   |   |   |        |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----|-----|--------|--------|----|----|----|-----|-----|---|--------|--------|--------|---|---|---|---|---|---|---|--------|
| Live-Work<br>Unit   |        |        |        |        |        |        |        |        |        |        |        |     | P   | P      |        |    |    |    |     |     |   |        |        |        |   |   |   |   |   |   |   |        |
|   |        |        |        |        |        |        | 1      | PUI    | BLI    | C,     | CI     | VIC | A   | ND     | IN     | ST | TU | TI | ON  | AL  |   |        |        |        |   |   | Г |   |   |   |   |        |
| Educational<br>Facility,<br>College and<br>University       |        |        |        |        |        |        |        |        |        |        |        |     |     |        |        |    |    |    |     | Р   |   |        |        |        |   |   |   |   |   |   |   |        |
| Educational<br>Facility, Indoor<br>Instruction              |        |        |        |        |        |        |        |        | P      | Р      |        | P   | P   | P      | Р      | P  | Р  |    |     |     |   |        |        |        | Р |   |   |   | P | Р | Р | P      |
| Educational<br>Facility,<br>Outdoor<br>Instruction          | P      | С      | С      |        |        |        |        |        |        |        |        | Р   |     |        | Р      | P  | Р  |    |     |     |   |        |        |        |   |   |   |   |   |   |   |        |
| Educational<br>Facility,<br>Primary and<br>Secondary        | Р      | Р      | Р      | Р      | P      | P      | Р      | Р      | Р      | Р      | Р      | Р   | P   | P      | Р      | Р  | Р  | Р  | Р   | Р   |   | Р      | P      | P      | Р | Р | Р | Р | Р | Р | Р | P      |
| Educational<br>Facility,<br>Tutoring                        |        |        |        |        |        |        |        |        | P      | Р      |        | P   | P   | P      | Р      | P  | Р  |    |     |     |   |        |        |        |   |   |   |   | Р | Р | P | P      |
| Educational<br>Facility,<br>Vocational/Tra<br>de            |        |        |        |        |        |        |        |        |        |        |        | Р   | P   |        |        | Р  | Р  | P  | P   |     |   |        |        |        |   | Р | Р |   |   |   |   |        |
| Governmental<br>Facilities                                  | P<br>* | P      | Р   | P   | P<br>* | P<br>* | P  | Р  | Р  | Р   | Р   |   | P<br>* | P<br>* | P      | Р | P | Р | P | Р | P | Р | P<br>* |
| Health Care,<br>Hospitals                                   |        |        |        |        |        |        |        |        |        |        |        |     |     |        |        | P  | Р  |    |     |     |   |        |        |        |   |   |   |   |   |   |   |        |
| Health Care,<br>Medical Clinics                             |        |        |        |        |        |        |        |        | Р      | Р      |        |     | P   | Р      | Р      | P  | Р  |    |     |     |   |        |        |        | Р |   |   |   |   | Р | Р |        |
| Parks   | P      | P      | P      | P      | P      | P      | P      | P      | P      | P      | P      | P   | P   | P      | P      | P  | Р  | P  | P   |     | P | P      | P      | P      | P | P | Р | P | P | P | P | P      |
| Places of<br>Worship  | P<br>* | P   | P   | P      | P<br>* | P  | Р  | Р  | Р   | Р   |   | P<br>* | P<br>* | P<br>* | Р | Р | Р | Р | P | Р | P | P      |
|   |        |        |        |        |        |        | (      | CO     | MIN    | Œ      | RC     | ΙΑΙ | , 0 | FF     | ICI    | EΑ | ND | RI | ET. | AIL |   |        |        |        |   |   |   |   |   |   |   |        |
| Agricultural<br>Use, Barn or<br>Stable for<br>Private Stock | P      | P      | P      |        |        |        |        |        |        |        |        |     |     |        |        |    |    |    |     |     |   |        |        |        |   |   |   |   |   |   |   |        |
| Agricultural<br>Use, Farm or<br>Pasturage                   | P      | Р      | P      |        |        |        |        |        |        |        |        |     |     |        |        |    |    |    |     |     |   |        |        |        |   |   |   |   |   |   |   |        |
| Agricultural<br>Use, Farm                                   | P      |        |        |        |        |        |        |        |        |        |        |     |     |        |        |    |    |    |     | oy  |   |        |        |        |   |   |   |   |   |   |   |        |













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| Product<br>Processing                                   |        |   |   |   |   |   |        |        |   |        |   |        |   |        |   |        |        |  |   |   |   |        |        | e      |        |        |        |
|---|--------|---|---|---|---|---|--------|--------|---|--------|---|--------|---|--------|---|--------|--------|--|---|---|---|--------|--------|--------|--------|--------|--------|
| Animal Care<br>Facility, Indoor                         |        |   |   |   |   |   | P      | Р      |   | Р      | P | P      | P | Р      | Р |        |        |  |   |   |   | Р      |        | Р      | Р      | Р      |        |
| Animal Care<br>Facility,<br>Outdoor                     | P      |   |   |   |   |   |        |        |   |        |   |        |   |        | Р |        |        |  |   |   |   |        |        |        |        |        |        |
| Art<br>Studio/Gallery                                   |        |   |   |   |   |   | P      | P      |   | P      | P | P      | Р | P      |   |        |        |  |   |   |   | Р      |        | Р      | Р      | Р      | P      |
| Car Wash  |        |   |   |   |   |   |        |        |   |        |   |        |   | P<br>* |   |        |        |  |   |   |   |        |        |        |        |        |        |
| Commercial<br>Garden/Greenh<br>ouse/Landscape<br>Maint. | P      |   |   |   |   |   |        |        |   |        |   |        |   | P      | P | P<br>* | P<br>* |  |   |   |   |        | P<br>* |        |        |        |        |
| Commercial<br>Amusements                                |        |   |   |   |   |   | P      | P      |   | P      |   | С      | С | P      | P |        |        |  |   |   |   | С      |        | Р      | Р      | Р      |        |
| Conference/Co<br>nvention<br>Center                     |        |   |   |   |   |   | P      | Р      |   | P      |   |        |   | Р      | Р |        |        |  |   |   |   |        |        | Р      | Р      | Р      |        |
| Country Club  | P      | P | P | P | P | P | T      | T      | Ī | P      |   | П      |   | P      | P |        |        |  | Р |   |   |        |        |        |        |        |        |
| Day Care,<br>Commercial                                 |        |   |   |   |   |   | P      | Р      | С | P      | Р | P      | Р | Р      |   |        |        |  |   | С | С | Р      |        |        | Р      | Р      | Р      |
| Drive-in/thru<br>window                                 |        |   |   |   |   |   |        |        |   |        |   | P<br>* |   | Р      |   |        |        |  |   |   |   |        |        | С      |        | P<br>* |        |
| Dry Cleaners<br>and Laundry                             |        |   |   |   |   |   | P      | Р      |   | P<br>* | P | P      | P | P      | P |        |        |  |   |   |   | P      |        | P<br>* | P<br>* | P      | P<br>* |
| Fraternal<br>Lodge                                      |        |   |   |   |   |   |        |        |   | Р      |   |        |   | P      | Р |        |        |  |   |   |   |        |        |        | Р      | Р      | P      |
| Fuel Sales  |        |   |   |   |   |   |        |        |   | P<br>* |   |        |   | P<br>* |   |        |        |  |   |   |   | P<br>* | Р      |        |        |        |        |
| Funeral Homes   |        |   |   |   |   |   |        |        |   |        |   |        |   | P      | P | P      |        |  |   |   |   |        | Р      |        |        |        |        |
| Golf Course or<br>Driving Range                         | P<br>* |   |   |   |   |   |        |        |   | P<br>* |   |        |   | P      | P |        |        |  |   |   |   |        |        |        |        |        |        |
| Health<br>Club/Sports<br>Facility, Indoor               |        |   |   |   |   |   | P      | Р      |   | P      |   | P      | P | Р      | P |        |        |  |   |   |   | Р      |        | P      | Р      | P      | Р      |
| Health<br>Club/Sports<br>Facility,<br>Outdoor           |        |   |   |   |   |   | P      | P<br>* |   | Р      |   |        |   | P      | Р |        |        |  |   |   |   |        |        | Р      | P<br>* | Р      |        |
| Hotels  | C<br>2 |   |   |   |   |   | P      | Р      |   | Р      |   | Р      |   | P      |   |        |        |  |   |   |   |        |        | Р      | Р      | P      |        |
| Mobile Food<br>Court                                    |        |   |   |   |   |   | C<br>4 | C<br>4 |   | C<br>4 |   |        |   | C<br>4 |   |        |        |  |   |   |   |        |        | C<br>4 | C<br>4 | C<br>4 |        |















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|--|--------|--------|---|---|--------|--------|--------|--------|-----|----|--------|--------|-----|--------|--------|----------|--------|--------|--------|----|--------|--------|--------|---------|---|--------|--------|--------|--------|---|--------|
| Night Club,<br>Bar or Tavern                         |        |        |   |   |        |        |        |        | С   | С  |        | С      |     |        |        | С        |        |        |        |    |        |        |        |         |   |        |        | С      | Р      | Р |        |
| Offices  |        |        |   |   |        |        |        |        | P   | Р  |        | Р      | P   | P      | P      | P        | Р      | P      | P      |    |        |        |        | Р       | Р | Р      | Р      | Р      | Р      | P | P      |
| Parking as a<br>Primary Use                          |        |        |   |   |        |        |        |        |     | Р  |        | Р      | С   |        |        | Р        | Р      |        |        |    |        |        |        |         |   |        |        | Р      |        | P |        |
| Personal<br>Service Shop                             |        |        |   |   |        |        |        |        | Р   | Р  |        | Р      | Р   | Р      | Р      | Р        |        |        |        |    |        |        |        | Р       |   |        |        | Р      | Р      | Р | Р      |
| Printing/Copy<br>Shop                                |        |        |   |   |        |        |        |        | P   | Р  |        | Р      | P   | P      | Р      | Р        | Р      | Р      | Р      |    |        |        |        | Р       |   |        |        | Р      | Р      | P |        |
| Radio/TV<br>Station/Studios                          |        |        |   |   |        |        |        |        | P   | Р  |        | Р      | P   |        |        | Р        | Р      | Р      | Р      |    |        |        |        | Р       | Р | Р      |        |        |        | P |        |
| Recreational<br>Vehicle (RV)<br>Park                 | C<br>3 |        |   |   |        |        |        |        |     |    |        |        |     |        |        | C<br>3   |        |        |        |    |        |        |        |         |   |        |        |        |        |   |        |
| Restaurants  |        |        |   |   |        |        | Г      |        | P   | Р  |        | Р      |     | P<br>* | P<br>* | Р        |        |        |        |    |        |        |        | P<br>*  |   |        |        | Р      | Р      | Р | P<br>* |
| Retail Sales -<br>Single Tenant<br>over 50,000 SF    |        |        |   |   |        |        |        |        |     | Р  |        |        |     |        |        | Р        |        |        |        |    |        |        |        |         |   |        |        |        |        | P |        |
| Retail Sales<br>and Service                          |        |        |   |   |        |        |        |        | Р   | Р  |        | Р      |     | P<br>* | P<br>* | P<br>*   | P<br>* |        |        |    |        |        |        | Р       |   |        |        | Р      | Р      | Р | P      |
| Retail Sales<br>and Service -<br>Alcohol             |        |        |   |   |        |        |        |        |     | С  |        | P      |     |        |        | P<br>*   | P<br>* |        |        |    |        |        |        | Р       |   |        |        | С      | Р      | P |        |
| Sexually<br>Oriented<br>Business<br>(SOB)            | P<br>* | P<br>* | P | P | P<br>* | P<br>* | P<br>* | P<br>* | P   | P  | P<br>* | P<br>* | P   |        |        | P        | P<br>* | P<br>* | P<br>* | P  | P<br>* | P<br>* | P<br>* | P<br>*  | P | P<br>* | P<br>* | P<br>* | P<br>* | P | P<br>* |
| Shooting<br>Range, Indoor                            |        |        |   |   |        |        |        |        |     |    |        | Р      |     |        |        | Р        | Р      |        | P      |    |        |        |        |         |   |        |        | Р      |        |   |        |
| Theater  |        |        |   |   |        |        |        |        | P   | Р  |        | Р      |     |        |        | P        |        |        |        |    |        |        |        |         |   |        |        | P      | Р      | Р | P      |
| Retail Sales,<br>Manufactured<br>Homes               |        |        |   |   |        |        |        |        |     |    |        |        |     |        |        |          |        |        | P      |    |        |        |        |         |   | P<br>* |        |        |        |   |        |
| Storage, Self<br>Service                             |        |        |   |   |        |        |        |        |     |    |        |        |     | P<br>* | P<br>* | P        | Р      |        | Р      |    |        |        |        | P<br>** |   | Р      |        |        |        |   |        |
| Vehicular<br>Sales, Rental,<br>Repair and<br>Service |        |        |   |   |        |        |        |        |     |    |        |        |     |        |        | P<br>*   | P<br>* |        | Р      |    |        |        |        |         |   | P<br>* |        |        |        |   |        |
| Wholesales/Ser<br>vices                              |        |        |   |   |        |        |        |        |     |    |        |        |     |        |        | P<br>*   | P<br>* | P      | P      |    |        |        |        |         | P | Р      |        |        |        |   |        |
|  |        |        |   |   |        |        | I      | ND     | IIS | TR | TAI    | ГА     | MD  | 11     | 4 3    | TIE      |        | TT     | тот    | NO |        |        |        |         |   | -      |        |        |        |   | 3      |















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| Bulk Storage<br>Tanks/Cold<br>Storage Plant                    |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        | P      |      | P      |        |   |   |   |   |   |        | Р      |   |   |        |      |     |
|--|---|--------|---|---|--------|--------|---|---|---|--------|--------|------|---|---|--------|--------|--------|------|--------|--------|---|---|---|---|---|--------|--------|---|---|--------|------|-----|
| Micro-<br>Industrial   |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        | P<br>* | P<br>* |      | Р      |        |   |   |   |   |   |        | Г      |   |   | P<br>* | P    |     |
| Industrial,<br>Light   |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        | Р      | Р    | P      |        |   |   |   |   |   | P      | Р      | P | Г |        |      |     |
| Industrial,<br>Heavy   |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        |        |      | P      |        |   |   |   |   |   | Γ      | Р      |   |   |        |      |     |
| Recycling<br>Facility - Large                                  |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        | P<br>* |      | P      |        |   |   |   |   |   |        | Р      |   |   |        |      |     |
| Salvage Yard   |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        |        |      | P<br>* |        |   |   |   |   |   |        | P<br>* |   |   |        |      |     |
| Scientific<br>Testing/Resear<br>ch Laboratory                  |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        | P      | P    | P      |        |   |   |   |   |   | P      |        | P |   |        |      |     |
| Storage,<br>Outdoor -<br>Equipment or<br>Materials             |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        | Р      | P ** | P      |        |   |   |   |   |   | P      | P      |   |   |        |      |     |
| Truck<br>Stop/Freight or<br>Trucking<br>Terminal               |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        |        |      | P      |        |   |   |   |   |   |        | Р      |   |   |        |      |     |
| Utility  | P | P<br>* | P | P | P<br>* | P<br>* | P | P | P | P<br>* | P<br>* | P    | P | P | P<br>* | P<br>* | P      | P    | P<br>* | P<br>* | P | P | P | P | P | P<br>* | P<br>* | P | P | P      | P    | P   |
| Warehousing/D istribution                                      |   |        |   |   |        | Ī      | Г |   |   |        |        | Г    |   |   |        |        | Р      | С    | P      |        |   |   |   |   |   | P      | Р      |   |   | Г      |      |     |
| Waste Services   |   |        |   |   |        |        |   |   |   |        |        |      |   |   |        |        |        |      | P      |        |   |   |   |   |   |        | Р      |   |   |        |      | Г   |
| Wireless<br>Telecommunic<br>ation Facilities<br>- Intermediate | P |        |   |   |        |        |   |   |   |        |        | P ** | P |   |        | P      | P      | P    | P      |        | P |   |   |   | P | P<br>* | P      | P | P | P *    | P ** | P * |
| Wireless<br>Telecommunic<br>ation Facilities<br>-Major         | С |        |   |   |        |        |   |   |   | P<br>* |        |      | С |   |        | С      | С      | С    | P      |        | С |   |   |   | С | С      | P<br>* | С |   |        |      |     |
| Wireless<br>Telecommunic<br>ation Facilities<br>-Unregulated   | P | P      | P | P | P      | P      | P | P | P | Р      | P      | P    | P | P | Р      | P      | Р      | P    | P      |        | P | P | P | P | Р | P      | Р      | P |   | P      | P    | P   |

- Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.
- <sup>2</sup> Hotels only allowed when accessory to a Country Club development and are limited to a maximum of fifteen (15) rooms.
- <sup>3</sup> Refer to Section 6.4.Z "Recreational Vehicles Park Standards (RV Parks)" for Specific Use Standards.
- 4 Refer to Section 6.4. AC "Mobile Food Courts" for Specific Use Standards."















### 1595 Sebesta Road

COLLEGE STATION, TEXAS 77845

For more information, please contact:

Josh Isenhour 979.268.6840

josh@clarkisenhour.com

### PROPERTY PHOTOS





















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COLLEGE STATION, TEXAS 77845

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Josh Isenhour 979.268.6840

josh@clarkisenhour.com

11/2/2015

#### Information About Brokerage Services

Texas law requires all real estate licensees 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.

| CLARK ISENHOUR REAL ESTATE SERVICES, LLC | 8999919             | INFO@CLARKISENHOUR.COM | (979)268-6840 |
|--|---------------------|------------------------|---------------|
| 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         |
| JOSH ISENHOUR                            | 506325              | JOSH@CLARKISENHOUR.COM | (979)268-6840 |
| Licensed Supervisor of Sales Agent/      | License No.         | Email                  | Phone         |
| Associate                                |                     |                        |               |
| Sales Agent/Associate's Name             | License No.         | Email                  | Phone         |
| Buyer/Tenant                             | /Seller/Landlord In | itials Date            |               |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801

Phone: (979)268-6840 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026











