



## Property Features

- 10 Acres, Highway 6 at FM 974- Tabor Rd Exit, Bryan, TX
  - 40,000+ vpd traffic counts
  - Approx 3.5 acres occupied by Southern Tire Mart. Available January 1st
  - Remaining 6.5 acres on temporary yard leases
- All Zoned Industrial
- 8500 SF, Retail and Offices in front, shop/storage in rear.
- 2400 SF, shop with 900 SF shed canopy in front
- Large, lighted double-sided bill board
- Best located 10 Acre Industrial tract in the Bryan/College Station market

### Lease Terms:

3.5 Acres with building: \$12,500/mo Industrial Gross

Entire 10 Acres: \$15,000/mo Industrial Gross



## Aerial





## Aerial





## Property Photos





# Survey

**CERTIFICATE OF SUBDIVISION AND DEDICATION**

I, Paul Siebert, Owner and Developer of the land shown on this plat, and designated herein as the Siebert Subdivision, in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places thereon shown for the purpose and consideration herein expressed.

Paul Siebert

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul Siebert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal on the 11th day of September, 1978.

Paul Siebert  
County Clerk, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Paul Siebert, County Clerk, in and for the said County, do hereby certify that this plat together with its certificate of subdivision was filed for record in my office the 23rd day of September, 1978, in the Book of 584.27 and Page 238 of the Public Record of Brazos County, Texas.

County Clerk, Brazos County, Texas

**CERTIFICATION BY THE CITY PLANNER**

I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

Paul Siebert  
City Planner, City of Bryan, Texas

Now Or Formerly  
James Siebert

**APPROVAL OF THE PLANNING COMMISSION**

I, Paul Siebert, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 11th day of September, 1978, and was duly approved on the 15th day of September, 1978, by said Commission.

Paul Siebert  
Chairman, City Planning Commission  
Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Smith, Registered Professional Engineer, No. 34726, in the State of Texas, hereby certify that this plat is true and correct as shown from an actual survey of the property made by me or under my supervision on the ground.

Donald D. Smith  
Registered Professional Engineer

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McNamee, Registered Professional Engineer, No. 34726, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground.

Michael R. McNamee  
Registered Professional Engineer

**FINAL PLAT**  
**SIEBERT SUBDIVISION**

10.00 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE NO. 10  
ABSTRACT 63  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=50'  
AUGUST 1978

OWNER & DEVELOPER  
PAUL SIEBERT  
BROWNWOOD MEADOW  
BRYAN, TEXAS

ENGINEER & SURVEYOR  
SURETT/LOVETT ENGINEERING  
2004 SOUTH AVENUE  
PO BOX 804  
BRYAN, TEXAS

2912

584.27'

758.62'

733.00'

584.31'

STATE HIGHWAY NO. 6 (EAST BY-PASS)

100' HUMBLE OIL CO. PIPELINE EASEMENT

100' UTILITY EASEMENT

LOCATION MAP

NOTE: WATER TO BE PROVIDED BY WELL; SEWER SERVICE TO BE PROVIDED BY SEPTIC SYSTEM.

Scale: 1"=50'





## 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.*

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:
  - 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.

<b>CLARK ISENHOUR REAL ESTATE SERVICES, LLC</b>	<b>8999919</b>	<b>INFO@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>JOHN R CLARK</b>	<b>358293</b>	<b>JOHN@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Designated Broker of Firm	License No.	Email	Phone
<b>JOSH ISENHOUR</b>	<b>506325</b>	<b>JOSH@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
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)  
IABS 1-0 Date

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