

FOR SALE 209 Texas Avenue

BRYAN, TEXAS 7703

For more information, please contact:

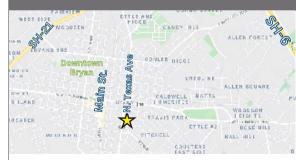
Josh Isenhour 979.268.6840 josh@clarkisenhour.com



PROPERTY FEATURES

- Redevelopment opportunity!
- Incredible location with great visibility, access, and on site dedicated parking.
- 15,625 SF site on corner
- Retail District (C-2) Zoning
- Convenient location to the Brazos County Courthouse.
- Property will qualify for Corridor Beautification Partnership through the City of Bryan- can help with outer improvements, etc.
- Located in an Opportunity Zone, consult with your tax professional about the great tax benefits of locating your business in an opportunity zone.

PROPERTY FOR SALE



Offered For Sale: \$485,000

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





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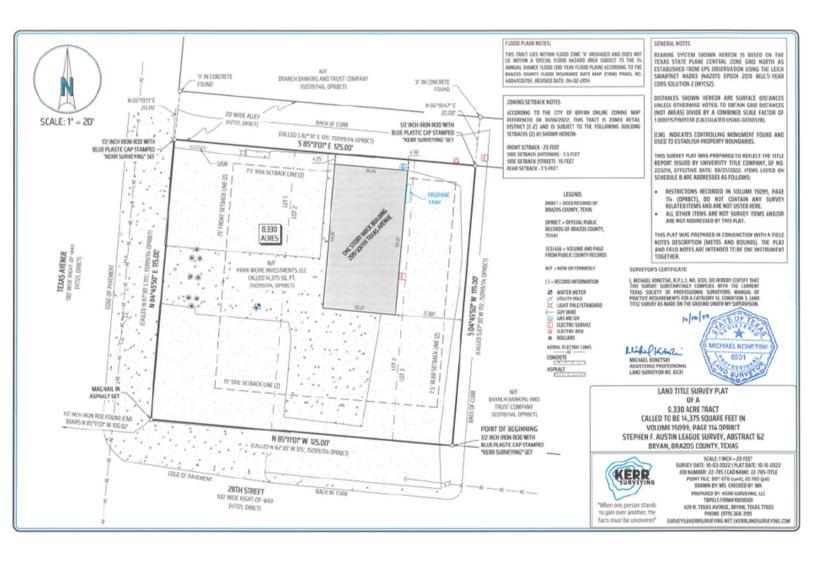
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SURVEY



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BRAZOS VALLEY \mathbf{O} ATR. ICCIN



FOR SALE

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	Informati	ion About I	Brokerage Services	11/2/2015
1=1			s to give the following information a	hout
OPOTIUNTY			vers, tenants, sellers and landlords.	
			an of an encoder and a second state of the sec	
	TATE LICENSE HOLDERS: sponsible for all brokerage activi	ities including acts	performed by sales agents sponsored by t	the broker
· A SALES AGEN	T must be sponsored by a broke	and works with cli	ents on behalf of the broker.	lie biokei.
A BROKER'S MINIM	UM DUTIES REQUIRED BY LA	W (A client is the n	erson or party that the broker represer	nte).
 Put the interests 	of the client above all others, inc	luding the broker's o	own interests;	
	of any material information abou I's questions and present any off			
	o a real estate transaction hones		nom the client, and	
A LICENSE HOLDER	CAN REPRESENT A PARTY I	N A REAL ESTATE	TRANSACTION:	
AS AGENT FOR OW	NER (SELLER/LANDLORD):	The broker become	s the property owner's agent through an	arreement with the owner
usually in a written	listing to sell or property man	nagement agreeme	nt. An owner's agent must perform th	e broker's minimum duties
above and must inf	form the owner of any mate to the agent or subagent by the l	rial information ab	out the property or transaction know	n by the agent, including
AS AGENT FOR BU	YER/TENANT: The broker bed	comes the buyer/ter	nant's agent by agreeing to represent the proker's minimum duties above and mu	he buyer, usually through a
material information a	about the property or transaction	on known by the a	gent, including information disclosed to	the agent by the seller or
seller's agent.				
AS AGENT FOR BO	OTH - INTERMEDIARY: To a	ct as an intermed	ary between the parties the broker m	oust first obtain the written
agreement of each p	party to the transaction. The v	written agreement	must state who will pay the broker an	nd, in conspicuous bold or
	orth the broker's obligations as an ies to the transaction impartially		oker who acts as an intermediary:	
 May with the n 	ies to the transaction impartially	and failing,		
 May, with the p 	arties' written consent, appoin	a different licens	se holder associated with the broker	to each party (owner and
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