

BRYAN, TEXAS 77803

For more information, please contact:

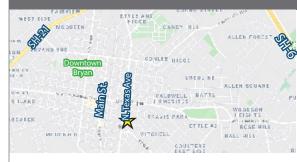
Josh Isenhour 979.268.6840 josh@clarkisenhour.com



PROPERTY FEATURES

- +/- 3,500 SF building located on Texas Ave in Downtown Bryan!
- Incredible location with great visibility, access, and on site dedicated parking.
- Convenient location to the Brazos County Courthouse.
- Seasoned developer with excellent track record of renovating buildings throughout the market.
- Customize design and finishes to meet your needs and budget.
- Property will qualify for Corridor Beautification Partnership through the City of Bryan- can help with outer improvements, etc.

PROPERTY



Available: Please call today to discuss this exciting opportunity!

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



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



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AERIAL



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	formation About I	Brokerage Services	
		s to give the following information abo yers, tenants, sellers and landlords.	ut
TYPES OF REAL ESTATE LICENSE H			
 A BROKER is responsible for all b A SALES AGENT must be sponsor 	rokerage activities, including acts red by a broker and works with cli	performed by sales agents sponsored by the ents on behalf of the broker.	broker.
		person or party that the broker represents):
 Put the interests of the client above Inform the client of any material inf 			
 Answer the client's questions and p 			
 Treat all parties to a real estate training 			
A LICENSE HOLDER CAN REPRESE	NT A PARTY IN A REAL ESTATE	ETRANSACTION:	
AS AGENT FOR OWNER (SELLER/L	ANDLORD): The broker become	s the property owner's agent through an ag	greement with the owner,
usually in a written listing to sell or	property management agreeme	nt. An owner's agent must perform the	broker's minimum duties
information disclosed to the agent or sul	or any material information at bagent by the buyer or buyer's age	bout the property or transaction known ent.	by the agent, including
AS AGENT FOR BUYER/TENANT: T	he broker becomes the buver/te	nant's agent by agreeing to represent the	buver, usually through a
written representation agreement. A b	uyer's agent must perform the I	broker's minimum duties above and must	inform the buyer of any
material information about the propert seller's agent.	y or transaction known by the a	agent, including information disclosed to th	e agent by the seller or
AS AGENT FOR BOTH - INTERME	DIARY: To act as an intermed	liary between the parties the broker mus	t first obtain the written
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agreement of each party to the trans		must state who will pay the broker and.	in conspicuous bold or
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