

FOR SALE 21.8592 ACRES, SH-30

COLLEGE STATION, TEXAS 77845

For more information, please contact:

John R. Clark

979.268.6840

john@clarkisenhour.com



PROPERTY FEATURES

- 21.8592 Acres, fronting both SH-30 and Hardy Weedon Rd
- L-Shaped tract 6 miles East of Texas A&M University
- Approx. 325 ft frontage on SH-30 (6.18 acres in Bryan City Limits)
- Approx. 310 ft frontage on Hardy Weedon (Outside City Limits, Bryan ETG, Directly across from new Youpon Hills Subdivision)
- Neither frontage has a gate or existing driveway on to either road.
- All above info is subject to verification by new survey
- Property has Ag Exemption. BCAD#'s 12184 & 89204 (50%UDI each)
- Portion inside City Limits is zoned A-O (Agricultural Open)

Offered for Sale: \$37,500 per acre, \$819,720













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PROPERTY PHOTO















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AERIAL WITH CITY LIMITS











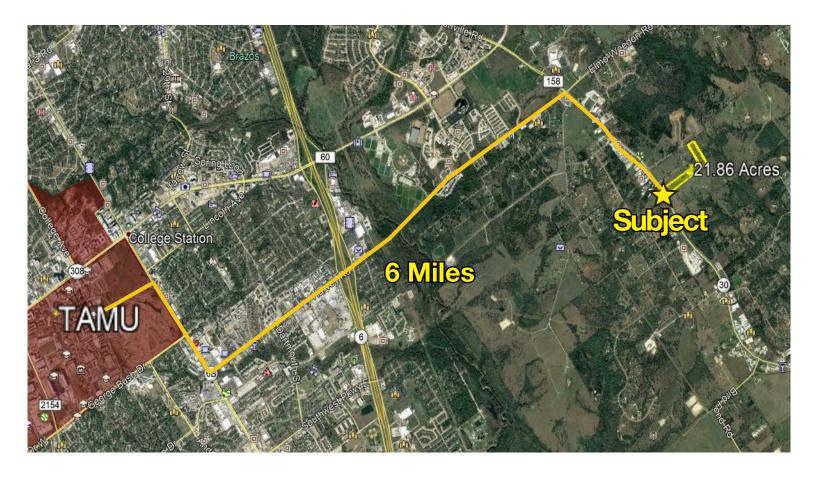




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AERIAL













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11/2/2015

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Information About Brokerage Services

Toxas law requires all real estate ficensees to give the following information about brokerage services to prospective buyers, tenents, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agains 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 brokens 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 properly owner's agent through an agreement with the owner, usually in a written listing to sell or property management agricument. An owner's agent must perform the broker's minimum duties above and must inform the owner of any majorial information about the property or transaction known by the agent, including information disclosed to the agent or subagont by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyor/tonant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyor's agent must perform the broker's minimum duties above and must inform the buyor of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or

AS AGENT FOR BOTH - INTERMEDIARY: To got 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 hold or underlined print, set forth the brokens obligations as an intermediary. A broken who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different floance 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 accoupt 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 confidenced 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 liberise 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 dulies and responsibilities to you, and your obligations under the representation agreement,
- Who will pay the broker for services provided to you, when paymont will be made and how the payment will be as looked.

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. Ploaso apknowledge receipt of this notice below and relain 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	I*hone
Primary Assumed Business Name			, ,,,,,,,
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales / gont/ Associate	License No.	Ema.l	Phone
Sales //gcnt/Associate/a Name	License No.	Email	Phono
Buyen/Tenant/Seller/Landford Initials		ials Date	
Regulated by the Toxas Real Estate Commissio	n	Information available	at www.trec.texas.gov
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Clark Berthern Red Europ Step, J828 S. Collage Avenue Bryan TV 110)) Pyron Lorell Produce I with repfort 10 by 25	Logic 13070 Filteen N.A. 10:4	Plane: (979)188-6843 Fax. cl. Forter: Nichlast 48008 West pictores com	Tatis











