

2751 NASH ST. BRYAN, TEXAS 77802

For more information, please contact:

Josh Isenhour 979.268.6840 josh@clarkisenhour.com



### PROPERTY FEATURES

- +/- 9,951 SF net rentable area on a 1.393 acre parcel
- Less than 10 years old
- Surrounded by residential, office, retail and hotel development
- Fully Leased / NNN Structure
- Tenants include SIG Insurance, Edward Jones, Texas Farm Bureau, and Area Wide Protective
- AWP space is currently dark- unique value add or owner occupant opportunity
- Conveniently located on Nash St, less than 1/2 mile from Hwy 6
- Great Parking Ratio! Double the normal office parking requirement. 63 Parking Spaces - 6.33/1,000 SF



Offered for Sale: \$2,187,600 CAP Rate: 7%

Further information is available upon signing a confidentiality agreement. The confidentiality agreement can be downloaded on our website and emailed to josh@clarkisenhour.com or contact Josh Isenhour directly for the agreement.

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





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# AERIAL



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### PROPERTY PHOTOS





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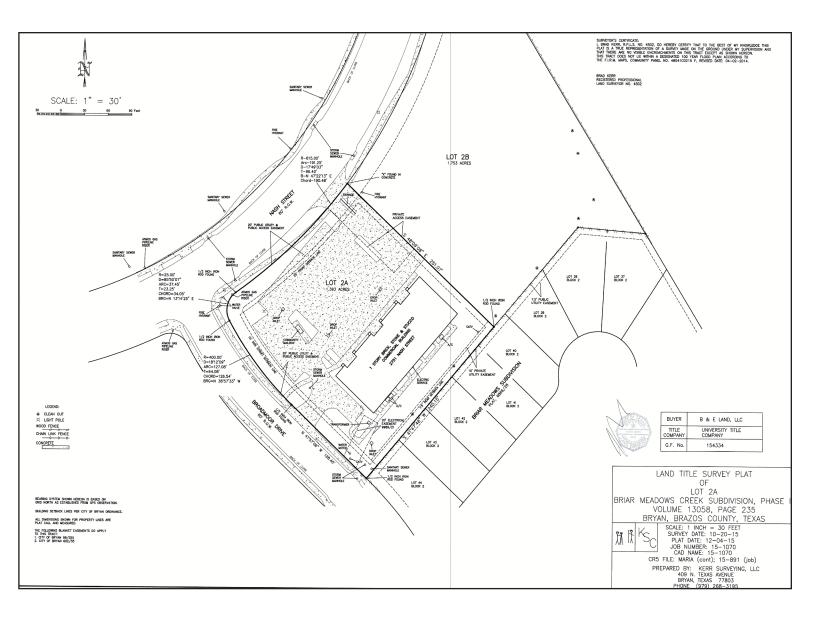


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## SURVEY



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			11/2/2015
Information Information	tion About ]	Brokerage Services	
Texas law requires all re	eal estate licensee	es to give the following information about yers, tenants, sellers and landlords.	ut
TYPES OF REAL ESTATE LICENSE HOLDERS:			
<ul> <li>A BROKER is responsible for all brokerage acti</li> <li>A SALES AGENT must be sponsored by a brokerage</li> </ul>	ivities, including acts ker and works with cli	performed by sales agents sponsored by the ents on behalf of the broker.	broker.
A BROKER'S MINIMUM DUTIES REQUIRED BY L	AW (A client is the	person or party that the broker represents)	):
<ul> <li>Put the interests of the client above all others, in</li> </ul>	ncluding the broker's	own interests;	
<ul> <li>Inform the client of any material information abo</li> <li>Answer the client's questions and present any o</li> </ul>			
<ul> <li>Treat all parties to a real estate transaction home</li> </ul>			
A LICENSE HOLDER CAN REPRESENT A PARTY	IN A REAL ESTAT	ETRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD):	The broker become	es the property owner's agent through an ag	preement with the owner,
usually in a written listing to sell or property ma	anagement agreeme	ent. An owner's agent must perform the t	proker's minimum duties
above and must inform the owner of any main information disclosed to the agent or subagent by the			by the agent, including
AS AGENT FOR BUYER/TENANT: The broker be	ecomes the buyer/te	nant's agent by agreeing to represent the	buyer, usually through a
written representation agreement. A buyer's agent	t must perform the	broker's minimum duties above and must	inform the buyer of any
material information about the property or transac seller's agent.	tion known by the a	agent, including information disclosed to the	e agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY: To	act as an intermed	liary 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 br	oker who acts as an intermediary:	
<ul> <li>Must treat all parties to the transaction impartial</li> </ul>			
<ul> <li>May, with the parties' written consent, apport</li> </ul>	int a different licen	se holder associated with the broker to	each party (owner and
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