

### AVAILABLE 3818 S. College Ave

BRYAN, TEXAS 77801

For more information, please contact: John R. Clark 979.268.6840 john@clarkisenhour.com



#### Real Estate and ongoing Business, to be sold together. \$825,000

After 40 plus years the Scasta family is ready to retire. Great opportunity to acquire profitable, well-respected business and great location, just blocks from TAMU. The City of Bryan has focused on redevelopment of the South College corridor (<u>https://www.bryantx.gov/midtown/</u>). TXDOT and TAMU have also made major investments. *Take advantage of historic low interest rates.* 

Please, Do Not tour the property without an appointment. Call or email for confidentiality agreement. Financial information & inventory will be provided upon return of signed agreement.

Two simultaneous transactions:

Real Estate: Lonny and Bobbie Scasta, dba University Tire and Service

- 22,707 SF (0.5213 Acre)
- Main Building, 3600 SF (40 X 90), 5 bays, Reception/Office, Restroom.
- 2nd Building, 1350 SF (30 X 45), 3 bays
- 33 all concrete parking spaces

Business, Equipment & Tools, Inventory: H&S Tires, Inc

For simplicity in negotiation, all offers should be presented on one standard TAR Commercial Earnest Money contract form. One form for both the real estate and the business & inventory. Final contract(s) will be prepared, at Seller's expense, for Buyer's review.

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.

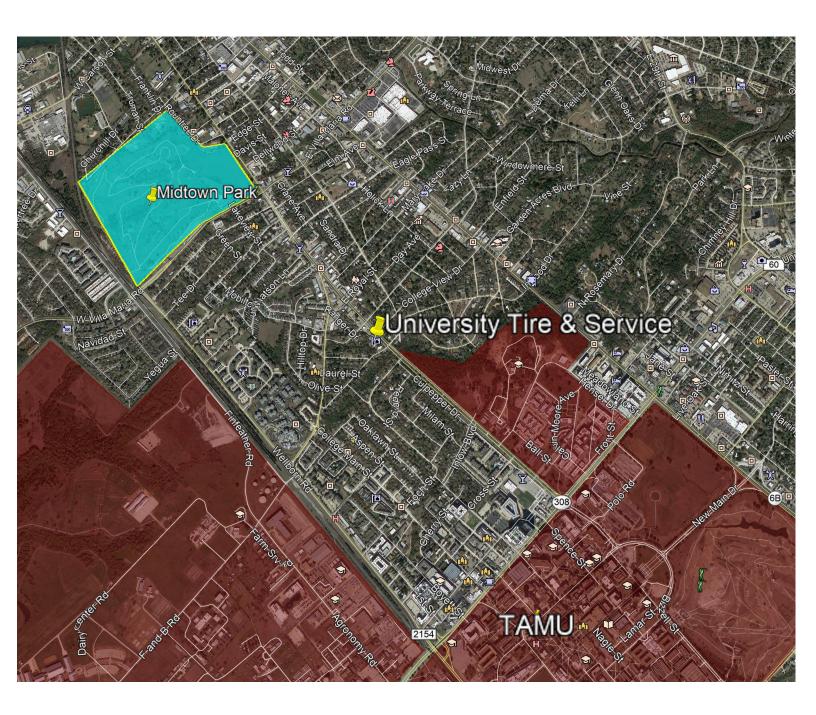


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## LOCATION



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# AERIAL



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Texas law requires all rea	al estate licensee	es to give the following information abou	ıt
		iyers, tenants, sellers and landlords.	
<ul> <li>TYPES OF REAL ESTATE LICENSE HOLDERS:</li> <li>A BROKER is responsible for all brokerage activ</li> </ul>	ities including acta	nerformed by sales agente anonanced by the	brokor
<ul> <li>A SALES AGENT must be sponsored by a broker</li> </ul>			broker.
~ ~			
<ul> <li>BROKER'S MINIMUM DUTIES REQUIRED BY LA</li> <li>Put the interests of the client above all others, inc</li> </ul>			:
<ul> <li>Inform the client of any material information about</li> </ul>			
<ul> <li>Answer the client's questions and present any off</li> </ul>	fer to or counter-offe		
<ul> <li>Treat all parties to a real estate transaction hones</li> </ul>	stly and fairly.		
A LICENSE HOLDER CAN REPRESENT A PARTY I	IN A REAL ESTAT	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD):	The broker become	es the property owner's agent through an ag	reement with the owner.
usually in a written listing to sell or property man	nagement agreeme	ent. An owner's agent must perform the b	proker's minimum duties
above and must inform the owner of any mate			by the agent, including
nformation disclosed to the agent or subagent by the	buyer or buyers ag	iciii.	
AS AGENT FOR BUYER/TENANT: The broker be	comes the buyer/te	enant's agent by agreeing to represent the l	buyer, usually through a
written representation agreement. A buyer's agent material information about the property or transacti	must perform the	broker's minimum duties above and must i	inform the buyer of any
seller's agent.	on known by tile i	agent, including mornation disclosed to the	agent by the seller or
A ACENT FOR ROTH INTERMEDIATI		n 11 n	2 1 1 1 1 N N
AS AGENT FOR BOTH - INTERMEDIARY: To a agreement of each party to the transaction. The	act as an intermed	diary between the parties the broker must	first obtain the written
inderlined print, set forth the broker's obligations as a	n intermediary. A hr	oker who acts as an intermediary.	in conspicuous bold of
<ul> <li>Must treat all parties to the transaction impartially</li> </ul>	and fairly;	nan manda kata kanan manakan kanan daga pananan kanan ka	
May, with the parties' written consent, appoir	nt a different licer	nse holder associated with the broker to	each party (owner and
buyer) to communicate with, provide opinions and Must not, unless specifically authorized in writing	advice to, and car	ry out the instructions of each party to the tran	saction.
must hut, unless succincany annonzen in unner		tu diaglaga:	
<ul> <li>that the owner will accept a price less than the buyer/tenant will pay a price greater</li> </ul>	ne written asking pri than the price subm	ice; nitted in a written offer; and	
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