

9320 CR 420 NAVASOTA, TEXAS 77868 For more information, please contact:

Scott Lovett 979.224.3721 scott@clarkisenhour.com

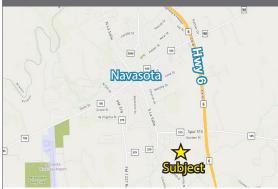
**Howard Mayne** 979.268.6840 scott@clarkisenhour.com



### **PROPERTY FEATURES**

- Excellent Office/Warehouse located just South of Navasota with quick access to Hwy 6, Houston and Bryan/College Station!
- +/- 6,000 SF office/warehouse on +/- 1.68 acres
  - One office and one restroom »
  - +/- 3,400 SF of additional covered space »
  - Rocked and fenced yard »
  - Buildings constructed in 2010 »
- Fixtures and Equipment are also available for sale





**Offered for Sale:** \$395,000 (\$66/SF)

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



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# PROPERTY PHOTOS



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# AERIAL



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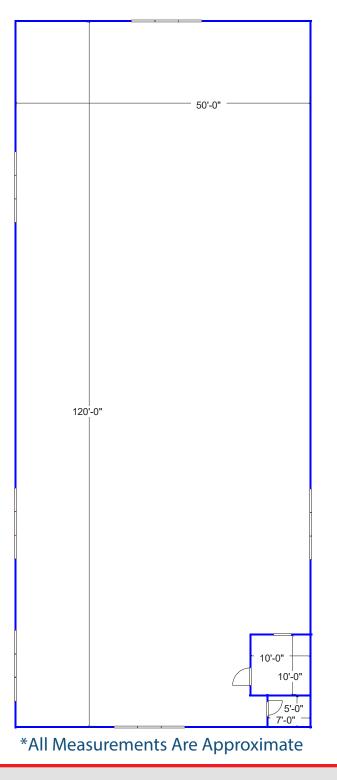


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## FLOORPLAN



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			11/2/2015
<b>f=</b> ) Informat	ion About	Brokerage Services	
Texas law requires all re-	al estate licensee	es to give the following information abou	ıt
brokerage services i	to prospective bu	yers, tenants, sellers and landlords.	
TYPES OF REAL ESTATE LICENSE HOLDERS:	dates to should a set.		
<ul> <li>A BROKER is responsible for all brokerage activ</li> <li>A SALES ACENT must be spensored by a brok</li> </ul>			broker.
<ul> <li>A SALES AGENT must be sponsored by a brok</li> </ul>	er and works with c	ients on behair of the broker.	
A BROKER'S MINIMUM DUTIES REQUIRED BY LA	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>			
<ul> <li>Inform the client of any material information about Answer the client's questions and present any of</li> </ul>			
<ul> <li>Answer the client's questions and present any of</li> <li>Treat all parties to a real estate transaction hone</li> </ul>		er from the client; and	
Treat all parties to a real estate transaction none	stiy and fairly.		
A LICENSE HOLDER CAN REPRESENT A PARTY	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 ma			
above and must inform the owner of any mate			by the agent, including
information disclosed to the agent or subagent by the	ouyer or buyers ag	ent.	
AS AGENT FOR BUYER/TENANT: The broker be	comes the buyer/te	enant's agent by agreeing to represent the I	buyer, usually through a
written representation agreement. A buyer's agent	must perform the	broker's minimum duties above and must i	inform the buyer of any
material information about the property or transact	ion known by the	agent, including information disclosed to the	e agent by the seller or
seller's agent.			
AS AGENT FOR BOTH - INTERMEDIARY: To	act as an interme	diary 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,	
inderlined print, set forth the broker's obligations as a		roker who acts as an intermediary:	
Must treat all parties to the transaction impartially			entre d'antiparte destructions de la constru-
<ul> <li>May, with the parties' written consent, appoind buyer) to communicate with, provide opinions an</li> </ul>			
	advice to, and car		
<ul> <li>Must not, unless specifically authorized in writing</li> </ul>	to do so by the par		saction.
<ul> <li>Must not, unless specifically authorized in writing</li> <li>that the owner will accept a price less than t</li> </ul>		ty, disclose:	Saction.
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