

Bryan, Tx 77808

For more information, please contact:

Josh Isenhour 979.268.6840 josh@clarkisenhour.com

Scott Lovett scott@clarkisenhour.com



## PROPERTY FEATURES

- Rare find!
- +/- 17,750 SF office/warehouse facility
- Located on 3 fenced acres, approx. 1 acre with rock
- Excellent visibility and access to SH-21
- Highly desirable location with lots of like-kind businesses in the immediate area.
- 18' eave height
- Four 16'X 16' overhead doors
- 12 offices, conference room, break area, temperature controlled secure storage, showroom area, and built in cube space.
- Office area is nicely finished out
- Quality, well cared for building constructed in 2014





Offered for Sale: \$1,350,000

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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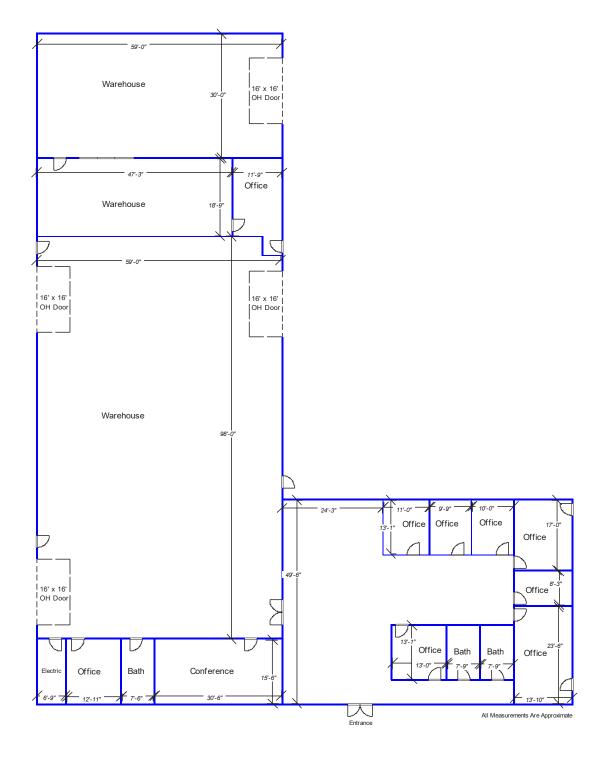
Bryan, Tx 77808

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# FIRST FLOOR OFFICE/ WAREHOUSE FLOOR PLAN



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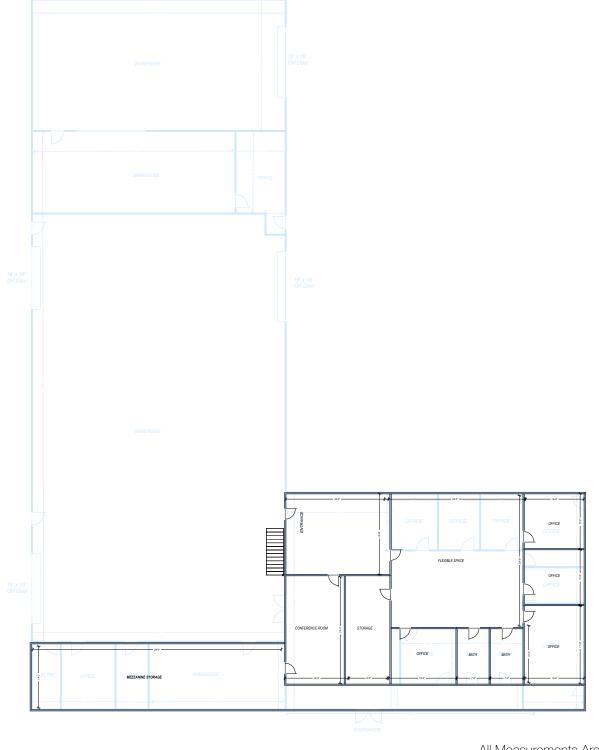
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# SECOND FLOOR OFFICE FLOOR PLAN



All Measurements Are Approximate

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# 9640 SH-21 PROPERTY PHOTOS



**Front View** 



**Rear Aerial View** 



Front Entry



### Front Entry

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# 9640 SH-21 PROPERTY PHOTOS



Main Conference Room



**Downstairs Office** 



#### 2nd Conference Room



### Main Shop Floor

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# 9640 SH-21 PROPERTY PHOTOS



Main Shop Floor



Main Shop Floor





#### **Downstairs**

#### Downstairs

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# 9640 SH-21 PROPERTY PHOTOS



Office



Hallway



#### Upstairs



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#### Scott Lovett

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usually in a written listing to sell or property management agreement. An owner's agent must parform the broker's minimum of above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.         AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually throut written representation agreement. A buyer's agent must parform the broker's minimum duise above and must inform the buyer or material information about the property or transaction known by the agent, including information disclosed to the agent by the seller's agent.         AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the vagreement of each party to the transaction. Importing and radix:         • Must not unless specialization. The written agreement unust state who will pay the broker and, in conspicuous be underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:         • Must not, unless special writing to do so by the party, disclose:         • that the owner will accept a price less than the written asking price;         • that the buyer/tenant will pay are broker in writting not disclose, unless required to do so by the party, disclose:         • any confidential information and advice to, and carry out the instructions of each party to the transaction.         • any confidential information and advice to, and carry out the instructions of each party to the transaction.         • that the owner will accept a price greater than the price submitted in a written offer; and </th <th></th> <th>Texas law requires all re</th> <th>eal estate licensee</th> <th>Brokerage Services s to give the following information ab vers, tenants, sellers and landlords.</th> <th>11/2/ out</th>		Texas law requires all re	eal estate licensee	Brokerage Services s to give the following information ab vers, tenants, sellers and landlords.	11/2/ out
Put the interests of the client above all others, including the broker's 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 honesity and fairy.     ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:     AS AGENT FOR OWNER (SELLERLANDLORD): The broker becomes the property owner's agent through an agreement with the or usually in a written listing to sell or property managament agreement. An owner's agent must perform the broker's minimum or above and must inform the owner of any material information about the property or transaction known by the agent, ind information disclosed to the agent or subagent by the buyer or buyer's agent.     AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/managament agenement including information disclosed to the agent by the seller's agent.     As ademnt to property or transaction known by the agent, including information disclosed to the agent by the seller's agent.     As ademnt for R BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the buyer or buyer's agent.     Must real al parties to the transaction. The written agreement must state who will pay the broker to each party (owner buyer) to communicate with, novide opinions and advice or and carry out the instructions of act hard to the transaction.     Must real alparties to the transaction inpartially and fairly.     Must real aparties to the lower's than the written agreement the instructions of act hard to the transaction.     Must real aparties to the lower of out of information that a party specifically authorized in writing to disclose.     that the owner will accept a profe less than the written asking price;     that the owner will accept a price less than the written asting price;     that the owner will accept a price less than	A BROKER	is responsible for all brokerage act			e broker.
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the ouser of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.         AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually throut written representation agreement. An owner's agent must parform the buyer, or material information about the property or transaction known by the agent, including information disclosed to the agent by the seler's agent.         AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually throut written representation agreement. An owner's agent must parform the buyer or material information adout the property or transaction known by the agent, including information disclosed to the agent by the seler's agent.         AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the w agreement of each party to the transaction. The written agreement nucle state who will pay the broker and, in conspicuous be underlined print, set forth the broker's obligations as an intermediary.         • Must neall parties to the transaction impartially and farity:       • Must neall parties to the transaction impartially and farity.         • Must neall parties to accept a price less than the writen acking price:       • that the owner will accept a price less than the writen acking price:         • Must nearline the constraint on any other information that a party specifically instructs the broker in writing nucleose, unless required to do so by they.         AS SUBAGENT: A license holder	<ul> <li>Put the intere</li> <li>Inform the cli</li> <li>Answer the c</li> </ul>	ests of the client above all others, in ient of any material information abo client's questions and present any o	ncluding the broker's o but the property or tran offer to or counter-offe	own interests; nsaction received by the broker;	s):
usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum of above and must inform the owner of any material information above and must inform the broker's agent.         AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/lenant's agent by agreeing to represent the buyer, usually throu written representation agreement. A buyer's agent must perform the broker's minimum duites above and must inform the buyer or buyer's agent must perform the broker's minimum duites above and must inform the buyer or buyer's agent must perform the broker's minimum duites above and must inform the buyer or buyer's agent must perform the broker's minimum duites above and must inform the buyer or buyer's agent must perform the broker's minimum duites above and must inform the buyer's agent.         AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the wigneement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous be undefined print, set forth the broker's obligations as an intermediary.         • Must not, unless specifically authorized in a written offer; and       • may, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner 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 greater than the price submitting information disclosed.       • may confidential information or any other information that a party specifically instructs the broker in writing in disclose, unless required to do so by law.         SSUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction wilh	A LICENSE HOL	DER CAN REPRESENT A PARTY	IN A REAL ESTATE	TRANSACTION:	
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The broker's duties and responsibilities to you, and your obligations under the representation agreement.     Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.     LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligatio you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. <u>CLARK ISENHOUR REAL ESTATE SERVICES, LLC</u> 8999919 INFO@CLARKISENHOUR.COM (979)268-684     Licensed Broker /Broker Firm Name or License No.     Primary Assumed Business Name     JOHN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-684     Designated Broker of Firm License No.     JOSH ISENHOUR     JOSH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-684     Scott LOVETT 657747 SCOTt@CLARKISENHOUR.COM (979)268-684     Sales Agent/Associate's Name License No.     Buyer/Tenant/Seller/Landlord Initials Date     Regulated by the Texas Real Estate Commission Information available at www.trec.texas.cg     IABS 1-0 I	<ul> <li>May, with the buyer) to compute the computer of the buyer of the buyer</li></ul>	he parties' written consent, appo nmunicate with, provide opinions at ess specifically authorized in writin owner will accept a price less than buyer/tenant will pay a price greate nfidential information or any o , unless required to do so by law. A license holder acts as a sul t can assist the buyer but does not	Int a different licen nd advice to, and carr g to do so by the part the written asking prin er than the price subm ther information the bagent when aiding	y out the instructions of each party to the tr y, disclose: ce; litted in a written offer; and at a party specifically instructs the t a buyer in a transaction without an ag and must place the interests of the owner fir	ansaction. proker in writing no reement to represent st.
you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.           CLARK ISENHOUR REAL ESTATE SERVICES, LLC         8999919         INFO@CLARKISENHOUR.COM         (979)268-684           Licensed Broker /Broker Firm Name or         License No.         Email         Phone           Primary Assumed Business Name         358293         JOHN@CLARKISENHOUR.COM         (979)268-684           JOHN R CLARK         358293         JOHN@CLARKISENHOUR.COM         (979)268-684           Designated Broker of Firm         License No.         Email         Phone           JOSH ISENHOUR         506325         JOSH@CLARKISENHOUR.COM         (979)268-684           Licensed Supervisor of Sales Agent/         License No.         Email         Phone           Associate         Buyer/Tenant/Seller/Landlord Initials         Date         Phone           Buyer/Tenant/Seller/Landlord Initials         Date         IABS 1-0           Chrk Istenbeur BealEstate Systems Bran TX 7801         Phone         Fax			FEN YOU AND A BR		
Licensed Broker /Broker Firm Name or       License No.       Email       Phone         Primary Assumed Business Name       JOHN R CLARK       358293       JOHN@CLARKISENHOUR.COM       (979)268-684         Designated Broker of Firm       License No.       Email       Phone         JOSH ISENHOUR       506325       JOSH@CLARKISENHOUR.COM       (979)268-684         License Supervisor of Sales Agent/       License No.       Email       Phone         Associate       SCOTT LOVETT       657747       SCOTT@CLARKISENHOUR.COM       (979)268-684         Sales Agent/Associate's Name       License No.       Email       Phone         Buyer/Tenant/Seller/Landlord Initials       Date       Date         Regulated by the Texas Real Estate Commission       Information available at www.trec.texas.g       IABS 1-0         Clark Isenbour RealEstate Syste, 3828.S. College Avenue Bryan TX 77801       Phone: (979)268-6840       Fax:	• The broker's • Who will pay	duties and responsibilities to you, a the broker for services provided to	and your obligations u you, when payment v	nder the representation agreement. vill be made and how the payment will be c	alculated.
Primary Assumed Business Name       JOHN R CLARK       358293       JOHN@CLARKISENHOUR.COM       (979)268-684         Designated Broker of Firm       License No.       Email       Phone         JOSH ISENHOUR       506325       JOSH@CLARKISENHOUR.COM       (979)268-684         License Supervisor of Sales Agent/       License No.       Email       Phone         Associate       SCOTT LOVETT       657747       SCOTT@CLARKISENHOUR.COM       (979)268-684         Sales Agent/Associate's Name       License No.       Email       Phone         Buyer/Tenant/Seller/Landlord Initials       Date       Date         Information available at www.trec.texas.g         Likeshour RealEstate Syste, 3828.S. Cellege Avenue Bryan TX 77801       Phone       Fax	TO AVOID DISPU The broker's o Who will pay LICENSE HOLDE	duties and responsibilities to you, a the broker for services provided to ER CONTACT INFORMATION: Th	and your obligations u you, when payment v nis notice is being pr	nder the representation agreement. vill be made and how the payment will be c ovided for information purposes. It does n	alculated.
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JOSH ISENHOUR       506325       JOSH@CLARKISENHOUR.COM       (979)268-684         Licensed Supervisor of Sales Agent/       License No.       Email       Phone         Associate       657747       SCOTT@CLARKISENHOUR.COM       (979)268-684         Sales Agent/Associate's Name       657747       SCOTT@CLARKISENHOUR.COM       (979)268-684         Buyer/Tenant/Seller/Landlord Initials       Date       Phone       1000000000000000000000000000000000000	TO AVOID DISPU The broker's of Who will pay LICENSE HOLDE you to use the brod CLARK ISENHOU! Licensed Broker /E Primary Assumed	duties and responsibilities to you, a the broker for services provided to ER CONTACT INFORMATION: TI ker's services. Please acknowledg R REAL ESTATE SERVICES, LLC Broker Firm Name or Business Name	and your obligations u you, when payment v nis notice is being pr e receipt of this notice <u>8999919</u> License No	nder the representation agreement. vill be made and how the payment will be c ovided for information purposes. It does n e below and retain a copy for your records. INFO@CLARKISENHOUR.COM Email	alculated. ot create an obligatior (979)268-684/ Phone
Licensed Supervisor of Sales Agent/       License No.       Email       Phone         Associate       657747       SCOTT@CLARKISENHOUR.COM       (979)268-684         Sales Agent/Associate's Name       License No.       Email       Phone         Buyer/Tenant/Seller/Landlord Initials       Date       Information available at www.trec.texas.c         Regulated by the Texas Real Estate Commission       Information available at www.trec.texas.c         Clark Isenhour Real/Estate Svcs, 3828 S. College Avenue Bryan TX 77801       Phone       Fax:	TO AVOID DISPU The broker's ( Who will pay LICENSE HOLDE you to use the brod CLARK ISENHOUI Licensed Broker /E Primary Assumed JOHN R CLARK	duties and responsibilities to you, a the broker for services provided to ER CONTACT INFORMATION: Th ker's services. Please acknowledg R REAL ESTATE SERVICES, LLC Broker Firm Name or Business Name	and your obligations u you, when payment v nis notice is being pr e receipt of this notice <u>8999919</u> License No. <u>358293</u>	nder the representation agreement. vill be made and how the payment will be c ovided for information purposes. It does n e below and retain a copy for your records. <u>INFO@CLARKISENHOUR.COM</u> Email JOHN@CLARKISENHOUR.COM	alculated. ot create an obligatior <u>(979)268-684</u> Phone <u>(979)268-684</u> 0
SCOTT LOVETT       657747       SCOTT@CLARKISENHOUR.COM       (979)268-684         Sales Agent/Associate's Name       License No.       Email       Phone         Buyer/Tenant/Seller/Landlord Initials       Date       Information available at www.trec.texas.g         Regulated by the Texas Real Estate Commission       Information available at www.trec.texas.g       IABS 1-0 I         Clark Isenbour RealEstate Sves, 3828 S. College Avenue Bryan TX 77801       Phone: (979)268-6840       Fax:	TO AVOID DISPU The broker's of Who will pay LICENSE HOLDE you to use the broker CLARK ISENHOUS Licensed Broker /E Primary Assumed JOHN R CLARK Designated Broker JOSH ISENHOUS	duties and responsibilities to you, a the broker for services provided to ER CONTACT INFORMATION: Th ker's services. Please acknowledg R REAL ESTATE SERVICES, LLC Broker Firm Name or Business Name r of Firm R	and your obligations u you, when payment v nis notice is being pr e receipt of this notice - <u>8999919</u> License No - <u>358293</u> License No	nder the representation agreement. vill be made and how the payment will be c ovided for information purposes. It does n below and retain a copy for your records. <u>INFO@CLARKISENHOUR.COM</u> Email <u>JOHN@CLARKISENHOUR.COM</u> Email	alculated. ot create an obligatior (979)268-684 Phone (979)268-684 Phone
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