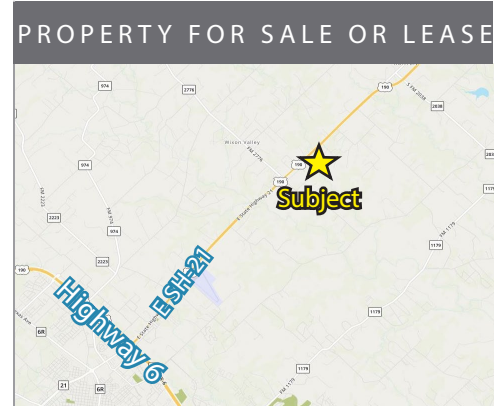




## PROPERTY FEATURES

- Rare find! Available for sale or lease!
- +/- 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**

**Offered for Lease:**  
**\$15,000 NNN**  
**\$11,500 NNN**





**FOR SALE OR LEASE**

**9640 E SH-21**

Bryan, Tx 77808

For more information, please contact:

**Josh Isenhour**

979.268.6840

josh@clarkisenhour.com

**Scott Lovett**

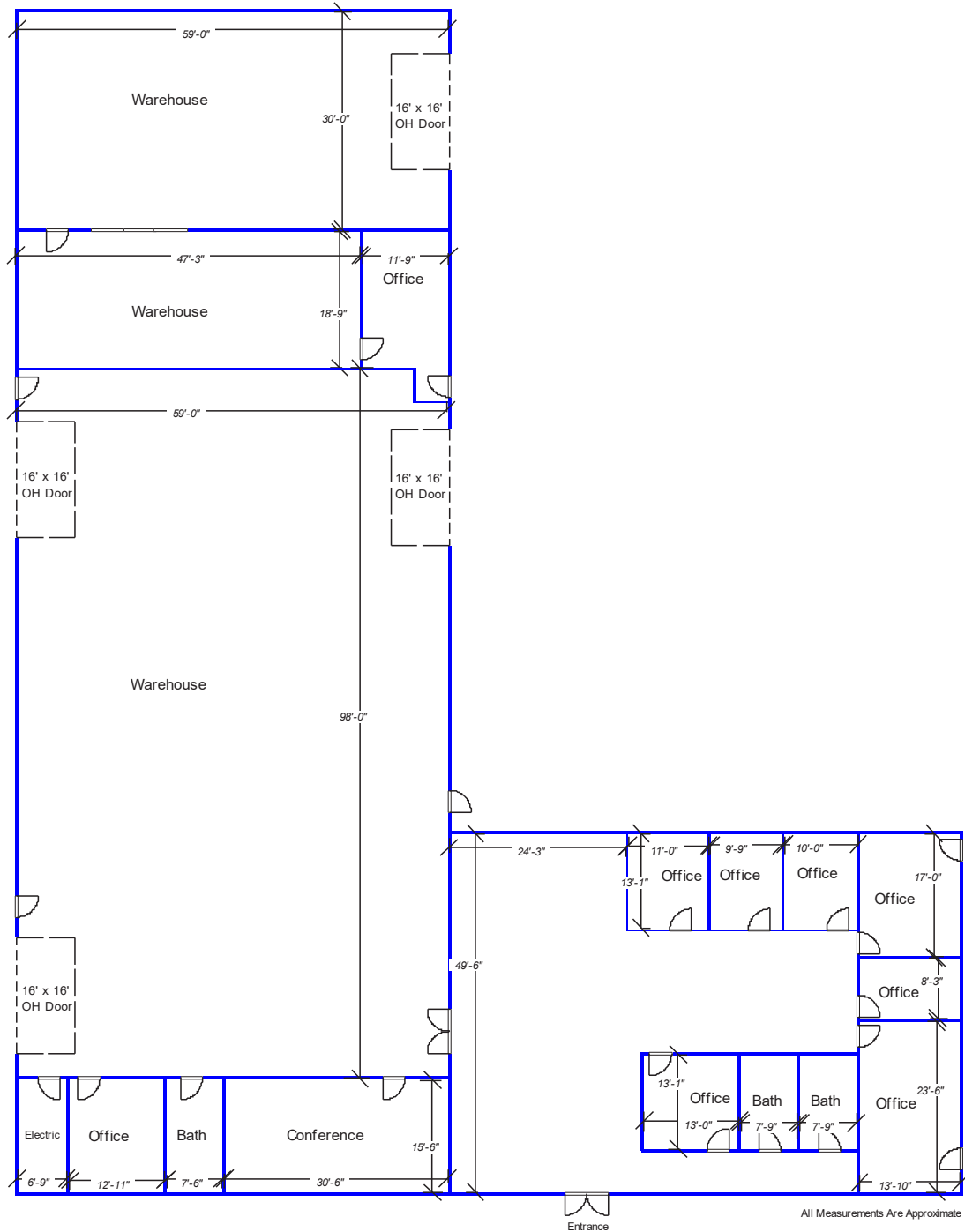
scott@clarkisenhour.com

## AERIAL





## FIRST FLOOR OFFICE/ WAREHOUSE FLOOR PLAN





FOR SALE OR LEASE

9640 E SH-21

Bryan, Tx 77808

For more information, please contact:

Josh Isenhour

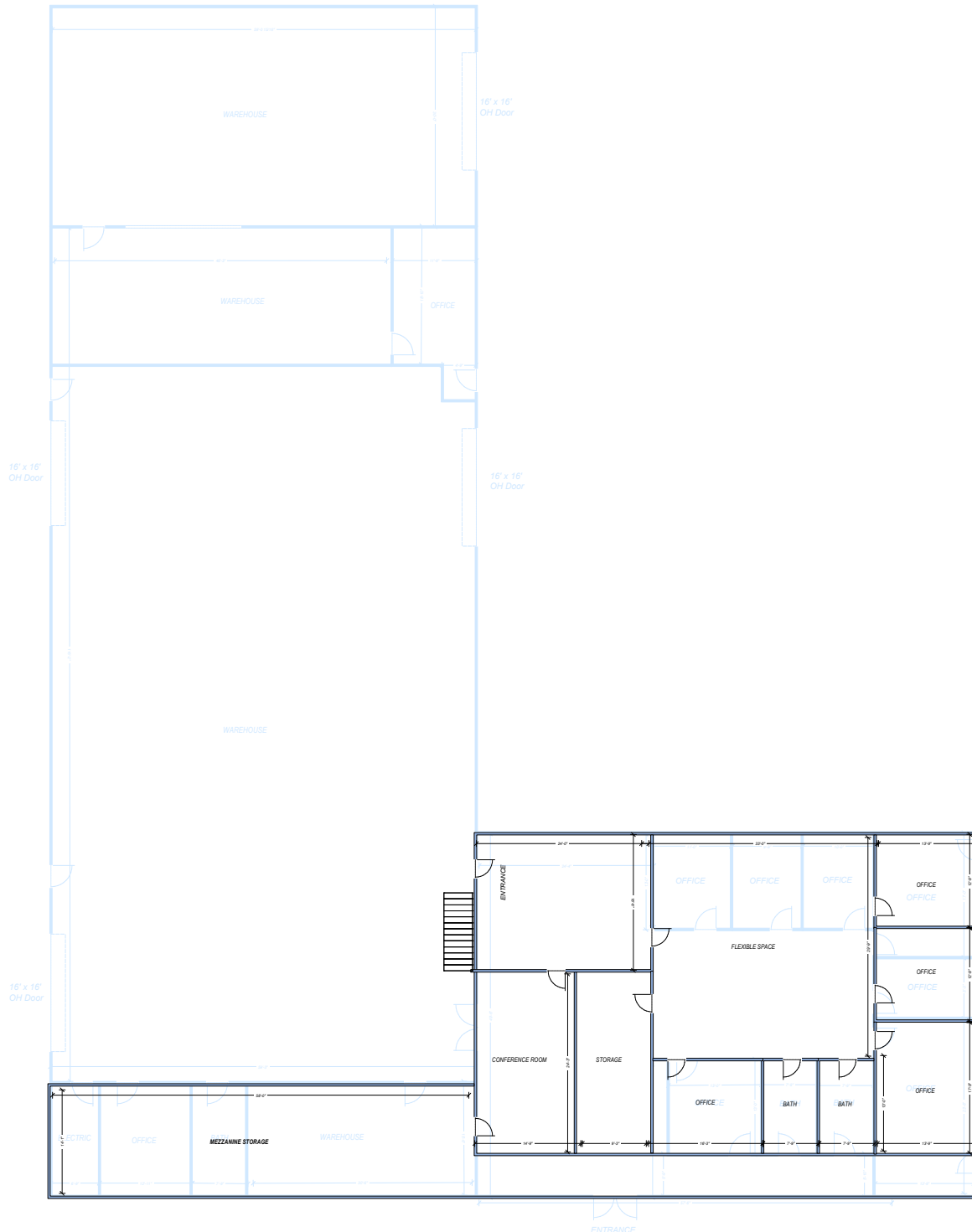
979.268.6840

josh@clarkisenhour.com

Scott Lovett

scott@clarkisenhour.com

## SECOND FLOOR OFFICE FLOOR PLAN



All Measurements Are Approximate

Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | [www.clarkisenhour.com](http://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.



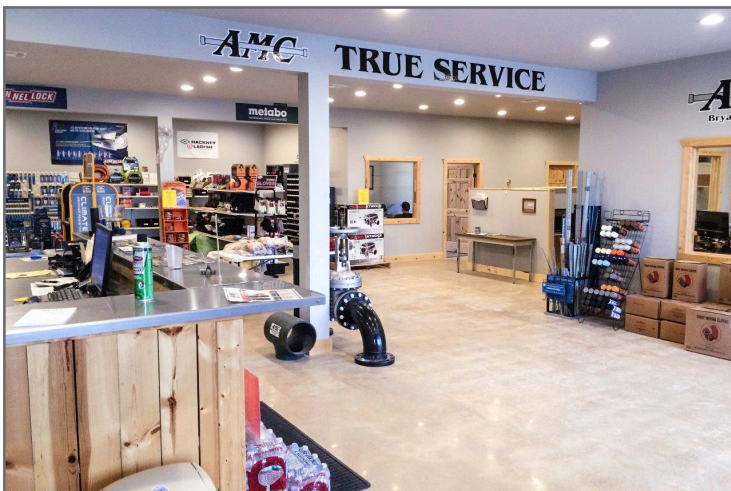
**9640 SH-21**  
**PROPERTY PHOTOS**



**Front View**



**Rear Aerial View**



**Front Entry**



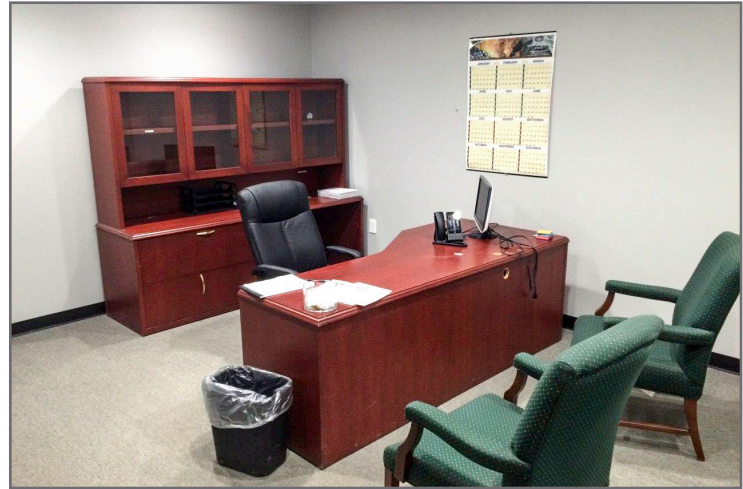
**Front Entry**



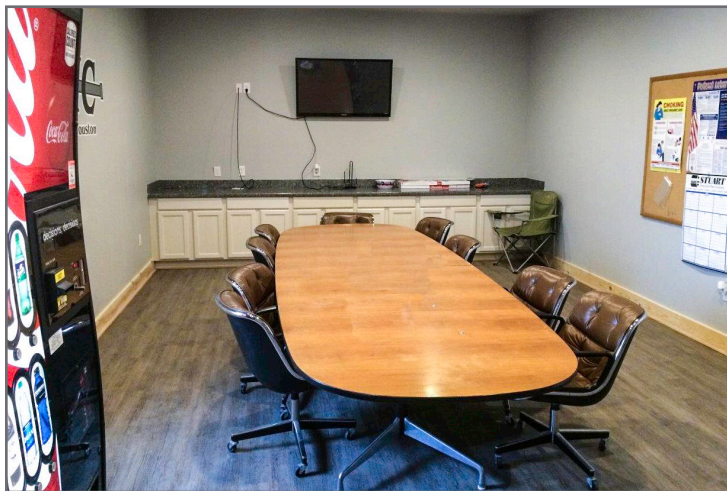
**9640 SH-21**  
**PROPERTY PHOTOS**



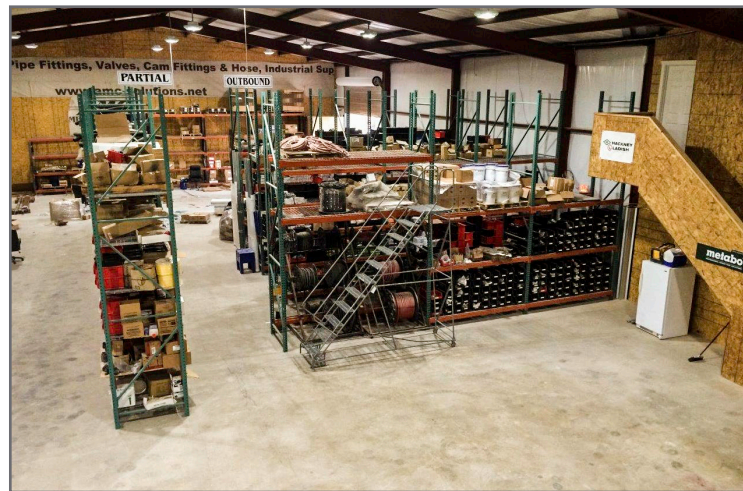
**Main Conference Room**



**Downstairs Office**



**2nd Conference Room**



**Main Shop Floor**



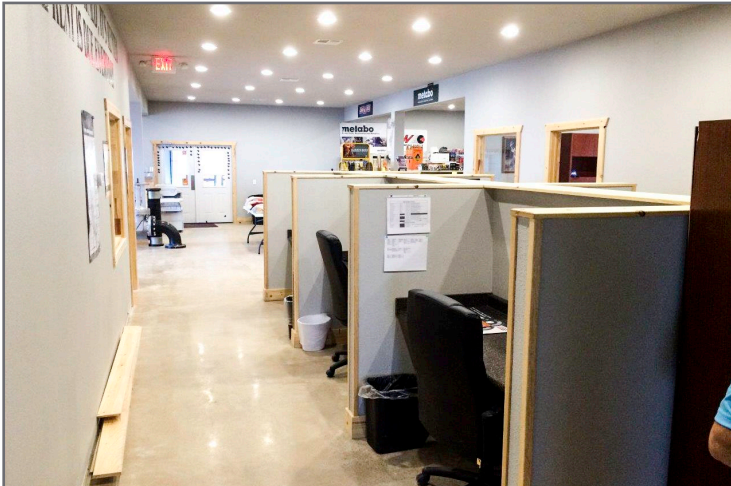
**9640 SH-21**  
**PROPERTY PHOTOS**



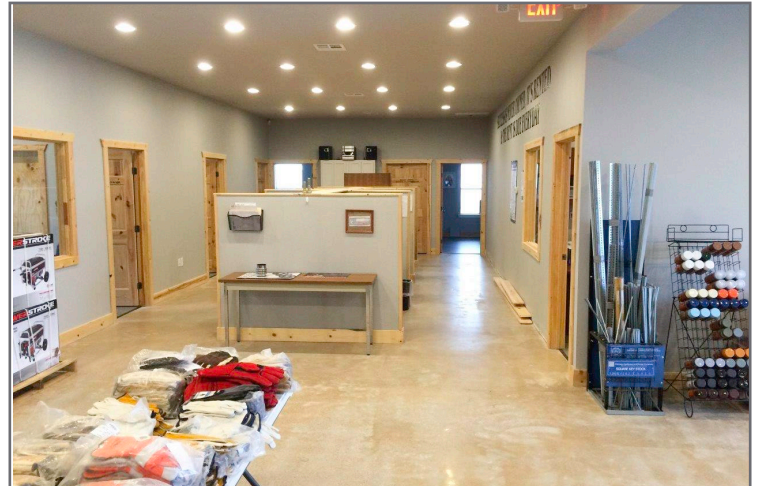
Main Shop Floor



Main Shop Floor



Downstairs

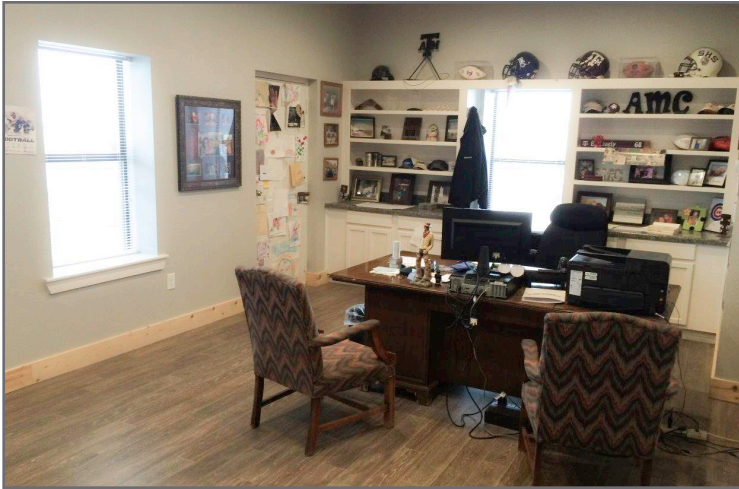


Downstairs

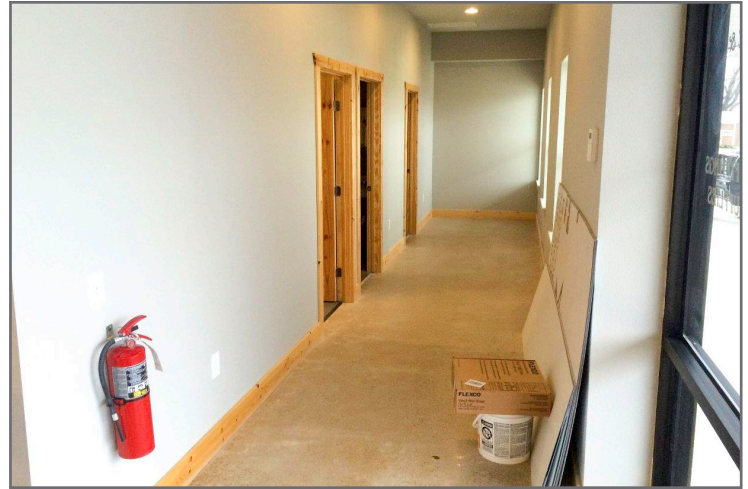




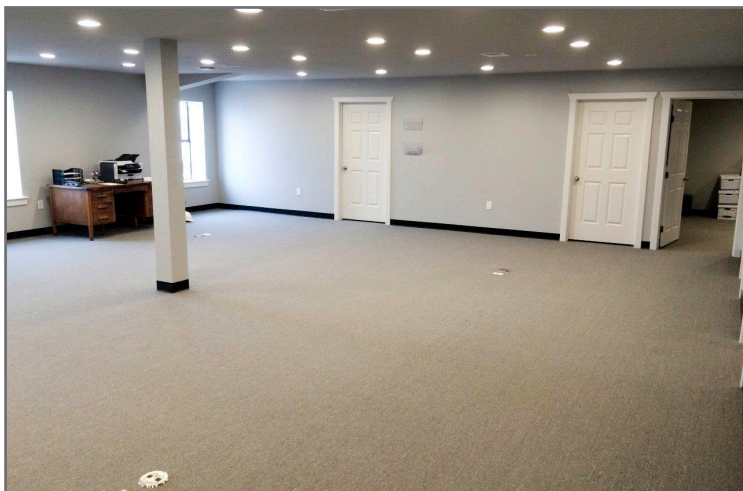
**9640 SH-21**  
**PROPERTY PHOTOS**



Office



Hallway



Upstairs



Upstairs





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11/2/2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

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

**AS AGENT FOR BOTH - INTERMEDIARY:** To act 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 bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license 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 accept 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 confidential 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 license 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 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 obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>CLARK ISENHOOR REAL ESTATE SERVICES, LLC</b>	<b>8999919</b>	<b>INFO@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>JOHN R CLARK</b>	<b>358293</b>	<b>JOHN@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Designated Broker of Firm	License No.	Email	Phone
<b>JOSH ISENHOOR</b>	<b>506325</b>	<b>JOSH@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>SCOTT LOVETT</b>	<b>657747</b>	<b>SCOTT@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Clark Isenhour Real Estate Svcs, 3828 S. College Avenue Bryan TX 77801  
Ryan Lovett

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Phone: (979)268-6840 Fax:

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