

700 UNIVERSITY DRIVE EAST COLLEGE STATION, TEXAS 77845 For more information, please contact:

John R. Clark 979.268.6840 john@clarkisenhour.com



PROPERTY FEATURES

- Two 2nd generation restaurant spaces available in the heart of Bryan/College Station!
- Just seven blocks east of Texas A&M University campus 2019 enrollment: 64,882 students!
- TXDOT traffic count: 44,409 VPD and increasing every year.
- Excellent access and connectivity to adjoining developments and neighborhoods.
- Large signage available on building façade and on pylon sign fronting University Dr.
- New roof in 2018
- Both spaces have modern HVAC, venting, and grease traps in place

Suites For Lease:

- 6,500 SF Total, free standing building
- 4,704 SF Former Genghis Grill (available immediately)
- 1,796 SF Currently Blake's Steaks (available with 30 days written notice)
- For a quality long-term lease, Landlord would consider combining the two suites

Pricing

- Initial rate \$20/SF NNN through August 31, 2021.
- Then \$25.00/SF NNN for minimum of 5 years.

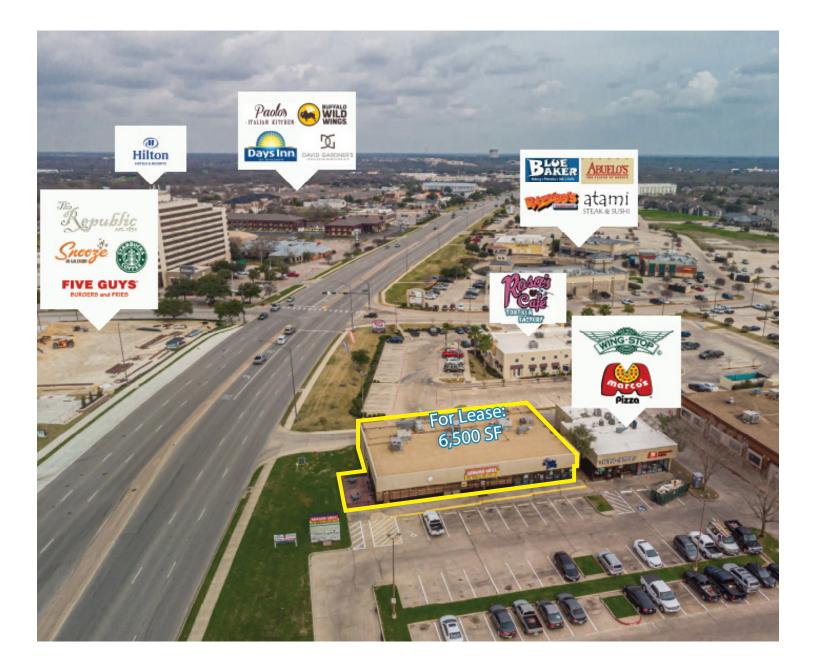
Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com



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AERIAL



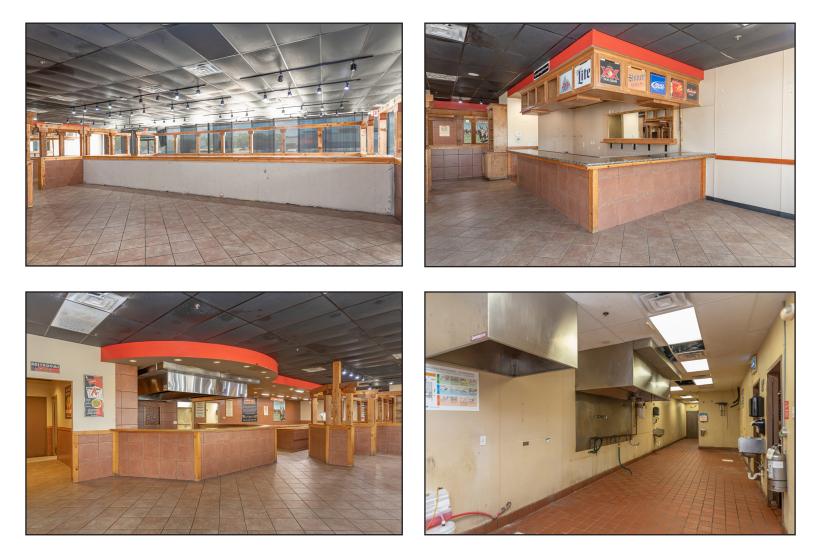
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PHOTOS- 4,704 SF



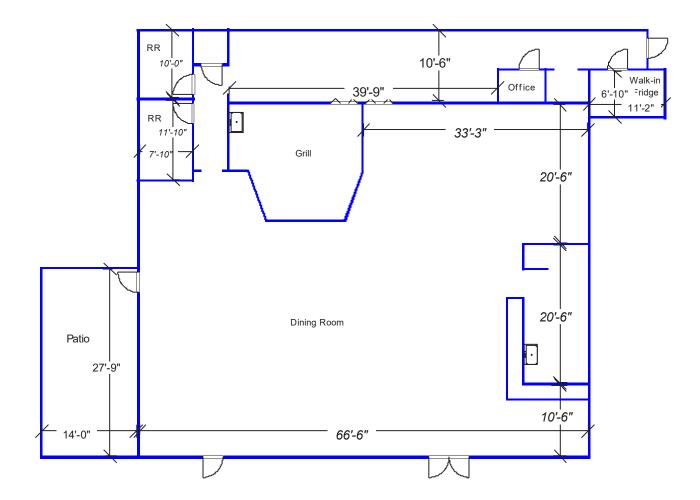
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FLOOR PLAN- 4,704 SF



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RO CCIM VALLEY (AM)



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PHOTOS- 1,796 SF

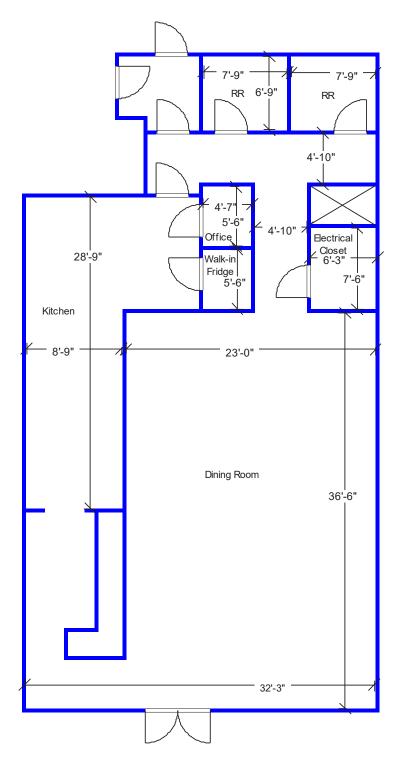


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FLOOR PLAN- 1,796 SF



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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.

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 0
 - any confidential information or any other information that a party specifically instructs the broker in writing not to 0 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.

CLARK ISENHOUR REAL ESTATE SERVICES, I	LLC 8999919	INFO@CLARKISENHOUR.COM	(979)268-6840		
Licensed Broker /Broker Firm Name or	License No.	Email	Phone		
Primary Assumed Business Name					
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840		
Designated Broker of Firm	License No.	Email	Phone		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone		
Sales Agent/Associate's Name	License No.	Email	Phone		
Buyer/	Fenant/Seller/Landlord Initia	als Date			
Regulated by the Texas Real Estate Commission		Information available	Information available at www.trec.texas.gov		
			IABS 1-0 Date		
Clark Isenhour RealEstate Sves, 3828 S. College Avenue Bryan TX 778 Ryan Lovett Produced with zipForr		Phone: (979)268-6840 Fax: J, Fraser, Michigan 48026 <u>www.zipLogix.com</u>	IABS		

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