

4001 E. 29TH STREET BRYAN, TEXAS 77802 For more information, please contact:

Sam Solcher 979.268.6840 sam@clarkisenhour.com

Josh Isenhour 979.268.6840 josh@clarkisenhour.com



PROPERTY FEATURES

- Retail/Service/Office center in the heart of Bryan/College Station.
- Located at the intersection of Carter Creek Pkwy and E. 29th Street, less than a mile from University Dr.
- Conveniently located near multiple restaurants and banks.
- Excellent access and visibility.
- Great parking and tenant mix.
- Large monument sign with LED screen to advertise tenant businesses.

SUITES FOR LEASE



Suite: 80 Size: 9,265 SF Price: \$10,150/MO NNN 2022 NNN's estimated at \$2,134.66 per month

Suite: 82 Size: 3,575 SF Price: \$4,250/MO NNN 2022 NNN's estimated at \$823.69 per month

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



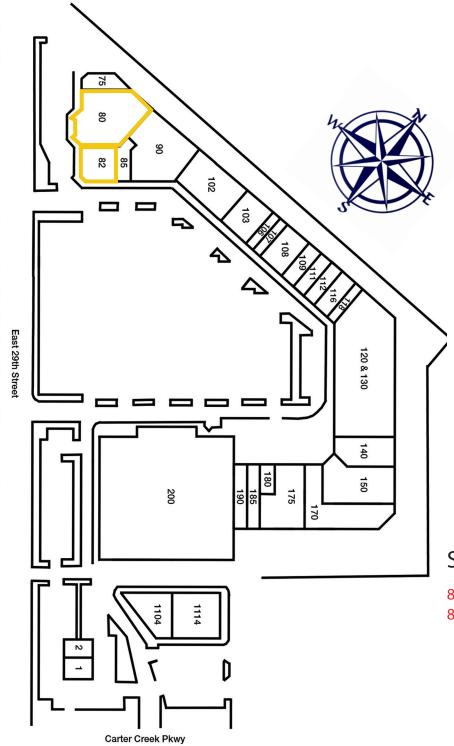


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SITE PLAN



Tenant List

75 TRACKSIDE BAKERY 2,148 SF 80 AVAILABLE 9,265 SF 82 AVAILABLE 3,575 SF 85-90 BVCASA 11,126 SF 102-103 ATTORNEY GENERAL 9,267 SF 106-107 WOKAMOLE 2,310 SF 108 METHODIST CHILDRENS 2,450 SF 109 BELLA SOPHIA SALON 2,354 SF 111-116 PROJECT UNITY 4,460 SF 118-UNLIMITED POTENTIAL 2,050 SF 120-170 ALLTRAN 38,735 SF 175 CHAMBER OF COMMERCE 6,690 SF 180 BVAHC 1,600 SF 185 CHI ST JOSEPH HEALTH 2,037 SF 190 SENIOR HELPERS 1,500 SF 200 BVCOG 45,500 SF 1104 ALLTRAN 4,500 SF 1114 BVCOG 6,420 SF PAD 1 PRIDE CLEANERS 2,000 SF PAD 2 H&R BLOCK 2,000 SF

SUITES AVAILABLE FOR LEASE

80- AVAILABLE 9,265 SF 82- AVAILABLE 3,575 SF

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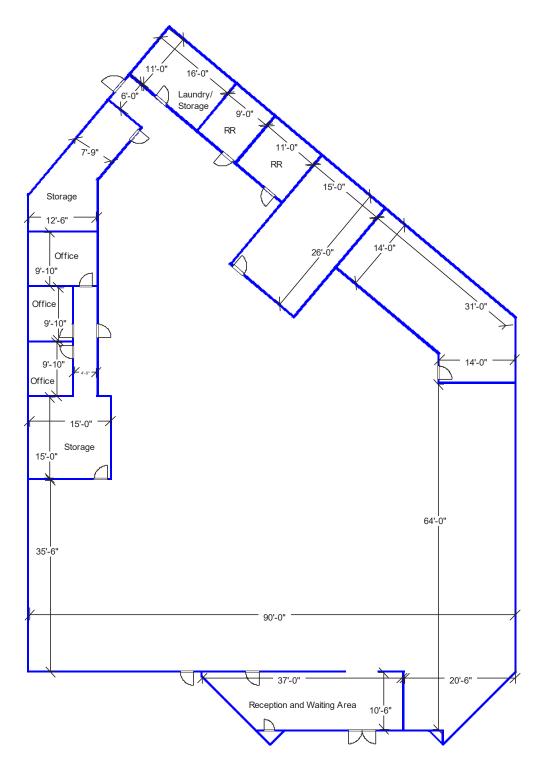


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SUITE 80 FLOORPLAN



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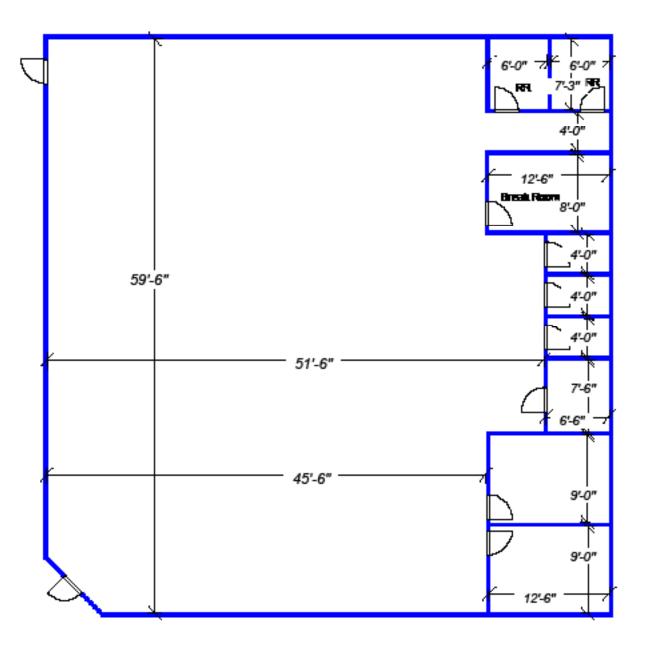


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SUITE 82 FLOORPLAN



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		Brokerage Services	
		s to give the following information at rars, tenants, sofiers and landlards.	out
TYPES OF REAL ESTATE LIGENSE HOLDERS:			
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A BROKER'S MINIMUM DUTIES REQUIRED BY LA	AW (A client is the p	erson or party that the broker represen	s):
 Put the interests of the client above all others, in 	cluding the broker's o	own interests;	
 Inform the dient of any material information above Answer the client's questions and present any of 			
 Treat all parties to a real estate transaction hone 			
A LICENSE HOLDER CAN REPRESENT A PARTY	IN A REAL ESTATE	TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD):	The broker become	s like property owner's agent through an	egreement with the owner,
usually in a written listing to sell or property ma above and must inform the owner of any mak- information disclosed to the agent or subagant by the	anagement agreeme erial information ab	nt. All owner's agent must perform the out the property or transaction known	broker's minimum duties
AS AGENT FOR BUYER/TENANT: The broker be	comes the buverile	nant's acert by parening to represent th	a buyar ususily through a
written representation agreement. A buyer's agent	must perform the b	prokene minimum duties above and mus	t inform the puver of any
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