



FOR LEASE CARTER CREEK CENTER

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

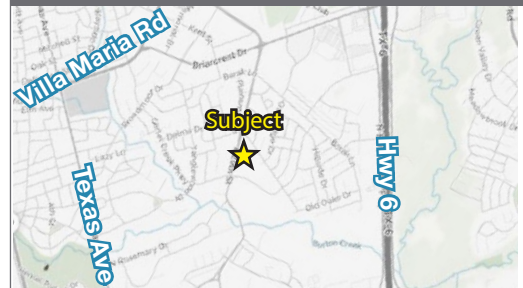
Gigabit Speed Fiber Available!



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

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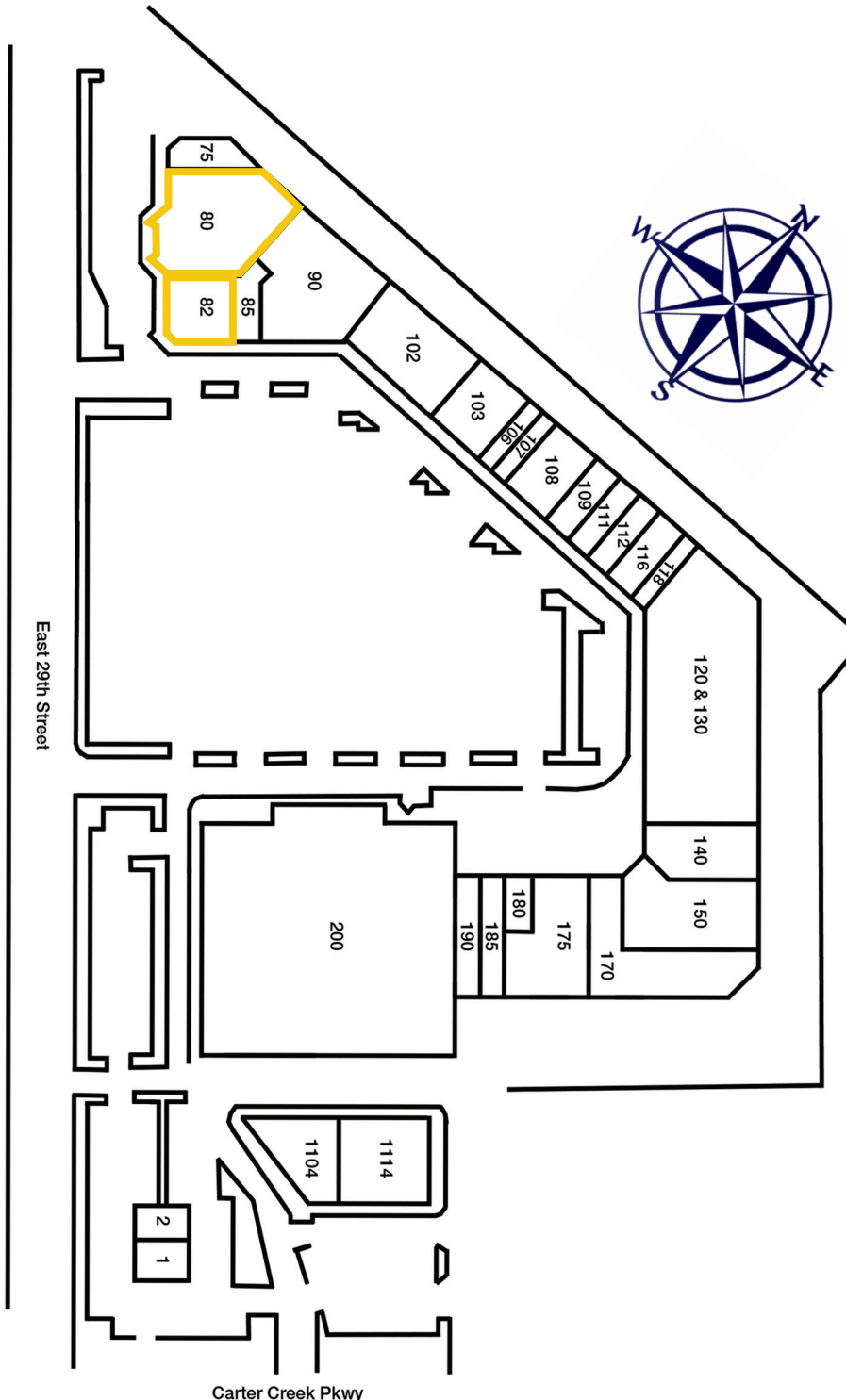
SITE PLAN

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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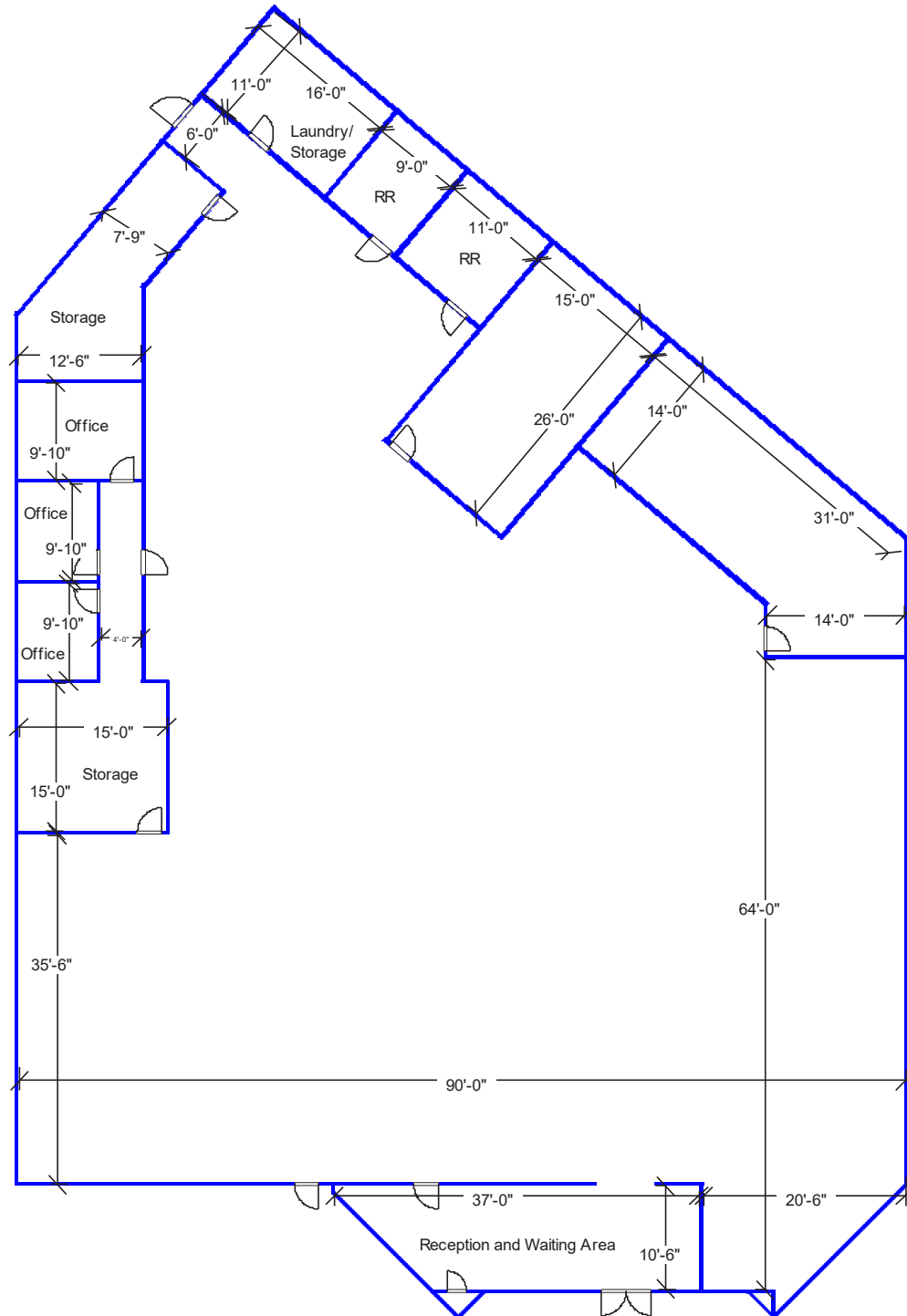
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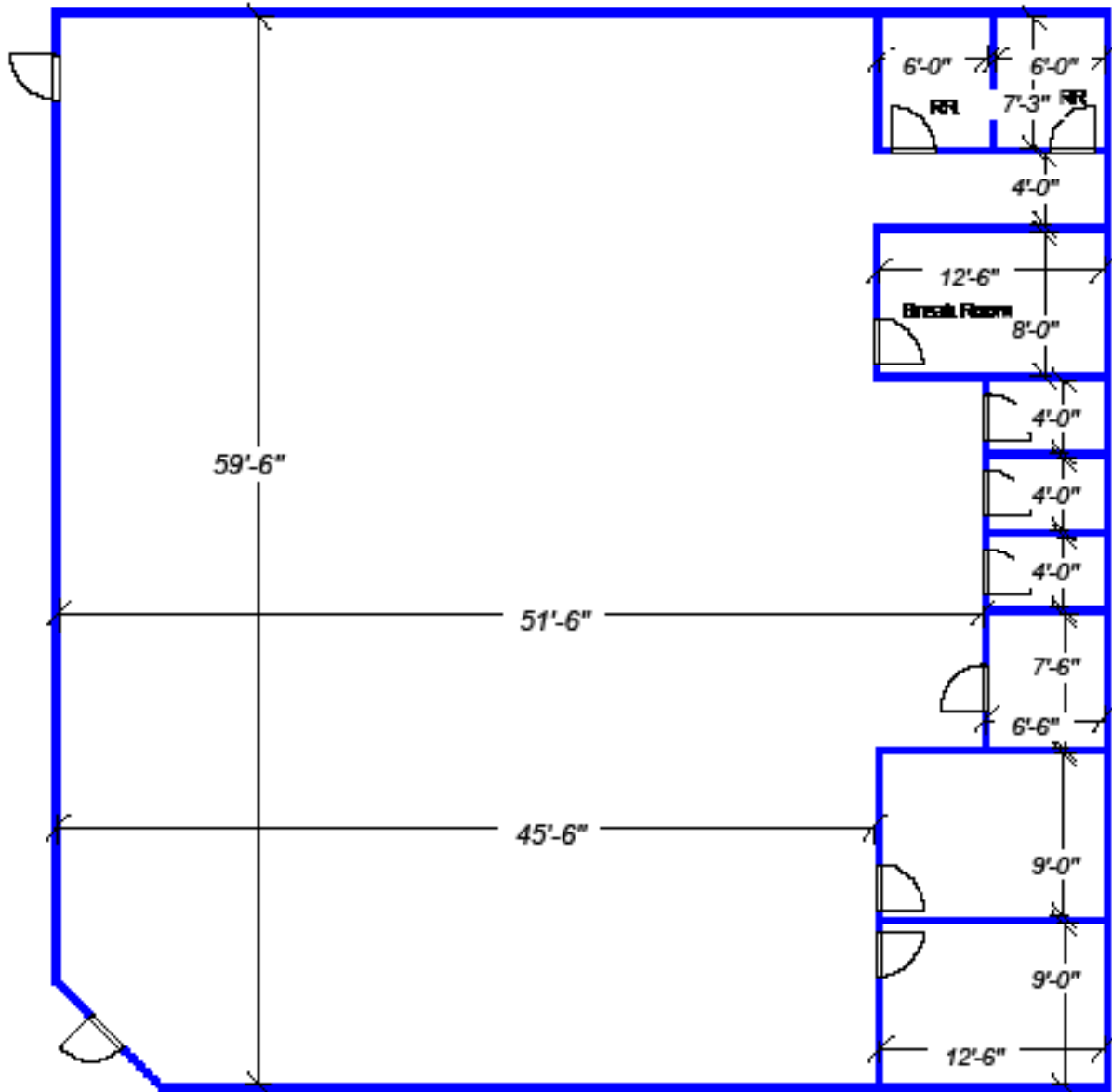
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SUITE 80 FLOORPLAN



SUITE 82 FLOORPLAN





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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.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CLARK ISENHOUR REAL ESTATE SERVICES, 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	359293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
JOSH ISENHOUR	506325	JOSH@CLARKISENHOUR.COM	(979)268-6840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

Clark Isenhour Real Estate Services, LLC, 3828 S. College Avenue, Bryan, TX 77801
Bryan, Texas

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Fax

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