

FOR LEASE CARTER CREEK CENTER

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

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: 82 Size: 3,575 SF Price: \$4,250/MO NNN 2020 NNN's estimated at \$823.69

Premier space in the center with excellent visability from 29th street!

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



Now arranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, om is sions, change of price, rental or other conditions, with drawal without notice, and to any special listing conditions imposed by the owner.

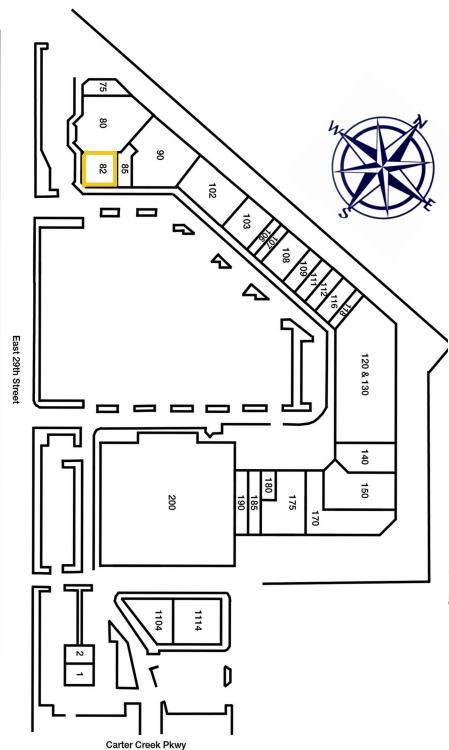


ACCREDITED BUSINESS VALLEY

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SITE PLAN



Tenant List

75 CAKE JUNKIE 2,148 SF 80 CHILDREN'S MUSEUM-BV 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 BVCOG 1,260 SF 112-116 PROJECT UNITY 3,200 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

82- AVAILABLE 3,575 SF

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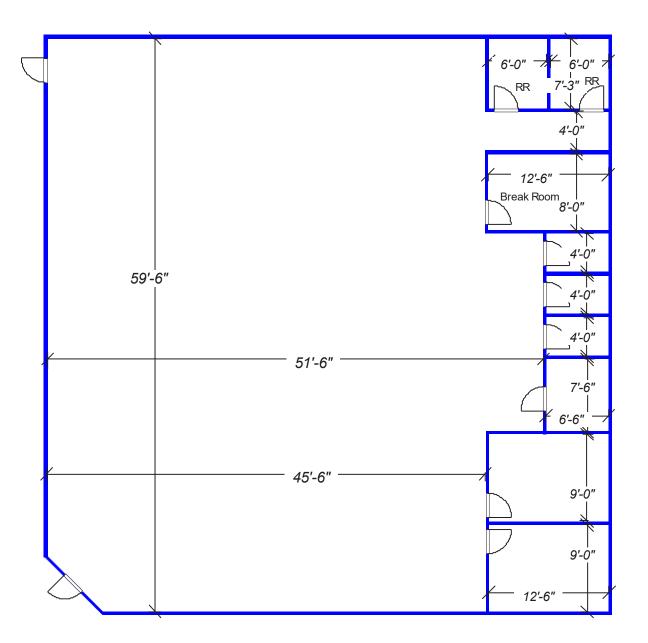


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SUITE 82 FLOORPLAN



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
LICENSE HOLDER CONTACT INFORMATION: This you to use the broker's services. Please acknowledge in CLARK ISENHOUR REAL ESTATE SERVICES, LLC Licensed Broker /Broker Firm Name or	receipt of this notice	e below and retain a copy for your records. INFO@CLARKISENHOUR.COM	(979)268-6840
TO AVOID DISPUTES, ALL AGREEMENTS BETWEE The broker's duties and responsibilities to you, an Who will pay the broker for services provided to you	d your obligations u ou, when payment v	inder the representation agreement. will be made and how the payment will be calc	ulated.
AS SUBAGENT: A license holder acts as a suba buyer. A subagent can assist the buyer but does not re			
 buyer) to communicate with, provide opinions and Must not, unless specifically authorized in writing that the owner will accept a price less than th that the buyer/tenant will pay a price greater any confidential information or any oth disclose, unless required to do so by law. 	I advice to, and car to do so by the part te written asking pri than the price subn ter information th	ry out the instructions of each party to the trans y, disclose: ce; nitted in a written offer; and at a party specifically instructs the bro	saction. ker in writing not to
agreement of each party to the transaction. The v underlined print, set forth the broker's obligations as a Must treat all parties to the transaction impartially May, with the parties' written consent, appoir	written agreement n intermediary. A br and fairly;	must state who will pay the broker and, over who acts as an intermediary:	in conspicuous bold or
written representation agreement. A buyer's agent material information about the property or transaction seller's agent. AS AGENT FOR BOTH - INTERMEDIARY: To a	must perform the on known by the a	broker's minimum duties above and must i agent, including information disclosed to the	nform the buyer of any agent by the seller or
AS AGENT FOR OWNER (SELLER/LANDLORD): usually in a written listing to sell or property mar above and must inform the owner of any mate information disclosed to the agent or subagent by the AS AGENT FOR BUYER/TENANT: The broker bed	nagement agreeme rial information al buyer or buyer's ag	ent. An owner's agent must perform the b bout the property or transaction known b ent.	roker's minimum duties by the agent, including
A LICENSE HOLDER CAN REPRESENT A PARTY I			
 Inform the client of any material information abou Answer the client's questions and present any off Treat all parties to a real estate transaction hones 	fer to or counter-offe		
A BROKER'S MINIMUM DUTIES REQUIRED BY LA • Put the interests of the client above all others, inc	cluding the broker's	own interests;	:
TYPES OF REAL ESTATE LICENSE HOLDERS: • A BROKER is responsible for all brokerage activi • A SALES AGENT must be sponsored by a broker			broker.
brokerage services to		es to give the following information abou yers, tenants, sellers and landlords.	ıt

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ACCREDITED USINESS COM VALLEY

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