

2151 HARVEY MITCHELL PKWY COLLEGE STATION, TEXAS 77845 For more information, please contact: Scott Lovett scott@clarkisenhour.com Tanner Klepac tanner@clarkisenhour.com 979.268.6840



# **PROPERTY FEATURES**

- Retail/Service/Office center with excellent visibility
- Located across FM 2818 from Wal-Mart at the lighted intersection of FM 2818 and Longmire Dr.
- Only two miles from Texas A&M University 2018 Enrollment: 68,625 students!
- Excellent synergy with other tenants
- Easy access to all of the Bryan/College Station market via FM 2818 or SH-6
- 2017 TxDOT average daily traffic count 38,945 VPD on FM 2818
- Several suites currently available

#### SUITES FOR LEASE

Suite 215, 222 & 224 Size: 1,250 SF Price: \$685/MO Includes office space, restroom, and warehouse with overhead door.

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





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# AERIAL



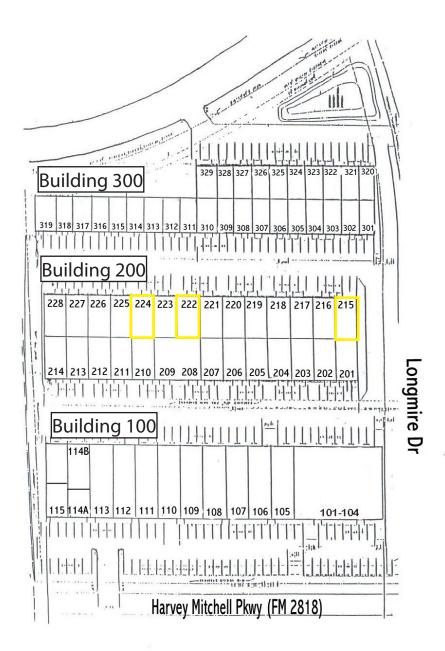
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# SITE PLAN



### **Tenant List**

Building 100 101-104. Texas Document - 7,500 SF 105. Dance Centre - 2,000 SF 106. Spartan Tutoring - 1,875 SF 107. Southern Fastening - 2,355 SF 108. Brightway Insurance - 1,395 SF 109. Cycles Etc. - 1,875 SF 110. Signs By Sergio - 1,875 SF 111. Signs By Sergio - 1,875 SF 112. Joma Spa - 1,875 SF 113. Brew Supply Haus- 1,875 SF 114A. Brew Supply Haus - 734 SF 114B. Caprock Texas - 2,175 SF 115. BCS Air Solutions - 1,000 SF

#### Building 200

1,250 SF Office/Warehouse Suites 222. AVAILABLE - 1,250 SF 224. AVAILABLE - 1,250 SF

Building 300 800 SF Office/Warehouse Suites FULLY LEASED

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	Informa	tion About	Brokerage Services	
EQUAL HOUSING			s to give the following information abo	out
DPDGTUNTY			vers, tenants, sellers and landlords.	
	TATE LICENSE HOLDERS:			
	esponsible for all brokerage ac IT must be sponsored by a bro		performed by sales agents sponsored by the ents on behalf of the broker.	e broker.
A BROKER'S MINIM	UM DUTIES REQUIRED BY I	LAW (A client is the j	person or party that the broker represents	s):
	of the client above all others, i			
			nsaction received by the broker;	
Answer the client	t's questions and present any to a real estate transaction hor		er from the client; and	
A LICENSE HOLDER	R CAN REPRESENT A PART	Y IN A REAL ESTATI	TRANSACTION:	
			s the property owner's agent through an a	
usually in a written	listing to sell or property n	nanagement agreeme	ent. An owner's agent must perform the	broker's minim
	form the owner of any ma to the agent or subagent by th		pout the property or transaction known ent.	by the agent,
AS AGENT FOR BU	JYER/TENANT: The broker b	pecomes the buyer/te	nant's agent by agreeing to represent the	buyer, usually
			broker's minimum duties above and must	
material information a seller's agent.	about the property or transa	cuon known by the a	agent, including information disclosed to the	ne agent by the
AS AGENT FOR B	OTH - INTERMEDIARY: To	act as an intermed	liary between the parties the broker mus	st first obtain
			must state who will pay the broker and	
underlined print, set for	orth the broker's obligations as	an intermediary. A br	oker who acts as an intermediary:	
	ties to the transaction impartia			
			se holder associated with the broker to	
	nicate with, provide opinions a			
<ul> <li>Must not liniess</li> </ul>	specifically authorized in writin		y out the instructions of each party to the tra	ansaction.
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