CLARK ISENHOUR
Real Estate Services, LLC

FOR SALE

Corporate Center Office Condos

3851 Corporate Center Dr. Bryan, Tx 77802

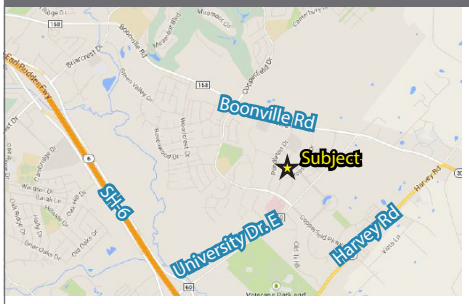
For more information, please contact:
Howard Mayne
howard@clarkisenhour.com
979-268-6840



PROPERTY FEATURES

- Purchase for the same cost as renting!
- 1,700 - 1,755 Square Foot Units Available
- First units delivered March 2020
- Fully finished out, ready to move-in
- Historically low interest rates make this a perfect time to buy!
- Centrally located between Bryan and College Station
- Great restaurants nearby
- Just acquired neighboring lot to now offer **more parking!**

PROPERTY FOR SALE



Offered for Sale:

Unit 101 - $425,000
Unit 102 - $395,000
Unit 103 - $395,000
Unit 104 - $425,000

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Why rent when you can OWN?

Currently monthly rental rates in the area are $2.00+/ SF for an average of $3,500/month for a 1,755 SF plus expenses.

Buy your own state of the art business condo for an estimated average monthly payment of $1,713/month plus expenses.

Sample Financing:

- 15% down payment for an owner-occupied space
- 3.00% Interest Rate
- 25 Year amoritization

Example only. Lower rates may be available through some local lenders

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PHOTOS





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INTERIOR PHOTOS









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MAP



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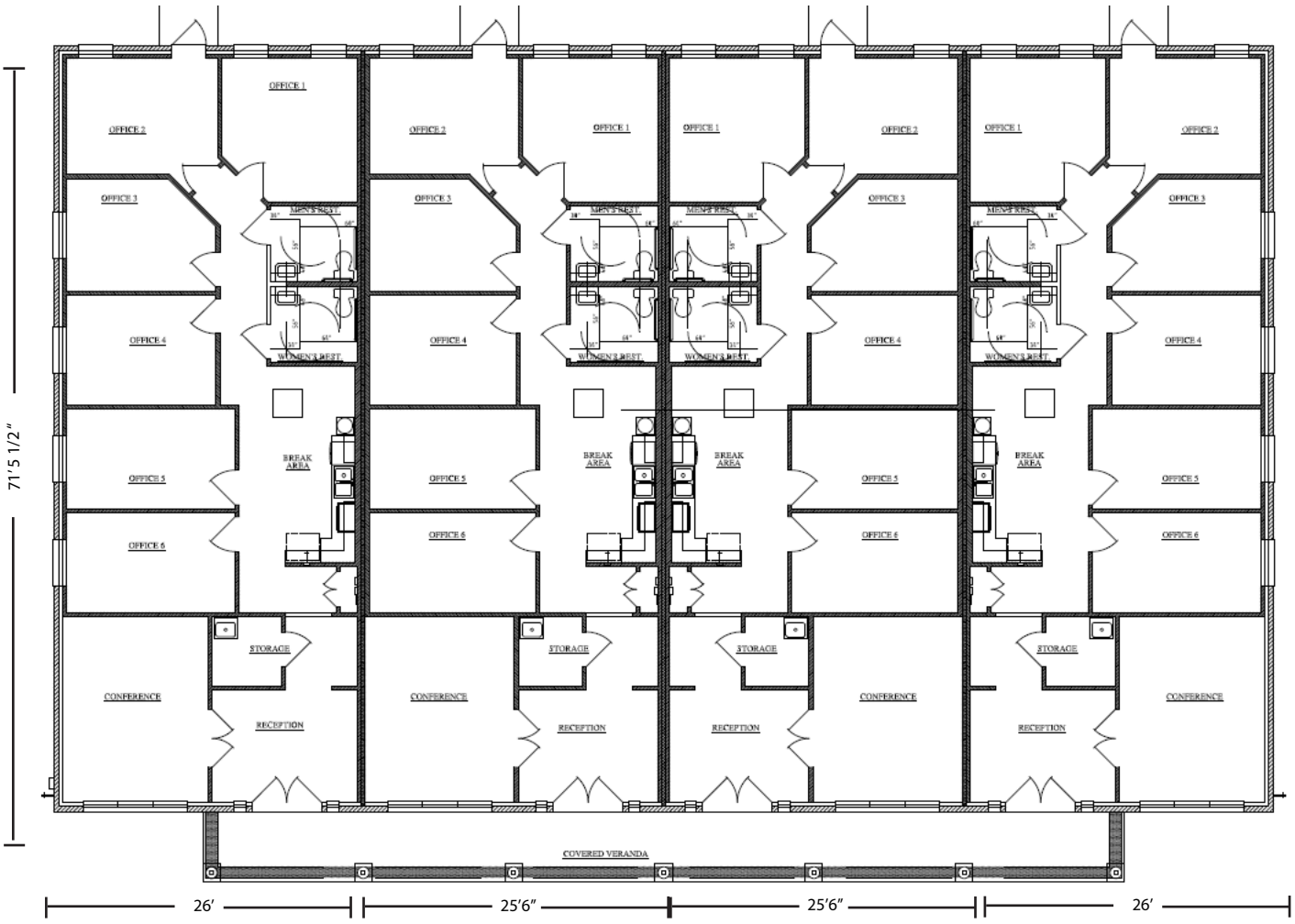
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FLOORPLAN

1,755 SF | **1,703 SF** | **1,703 SF** | **1,755 SF**



Unit 101
$425,000

Unit 102
$395,000

Unit 103
$395,000

Unit 104
$425,000

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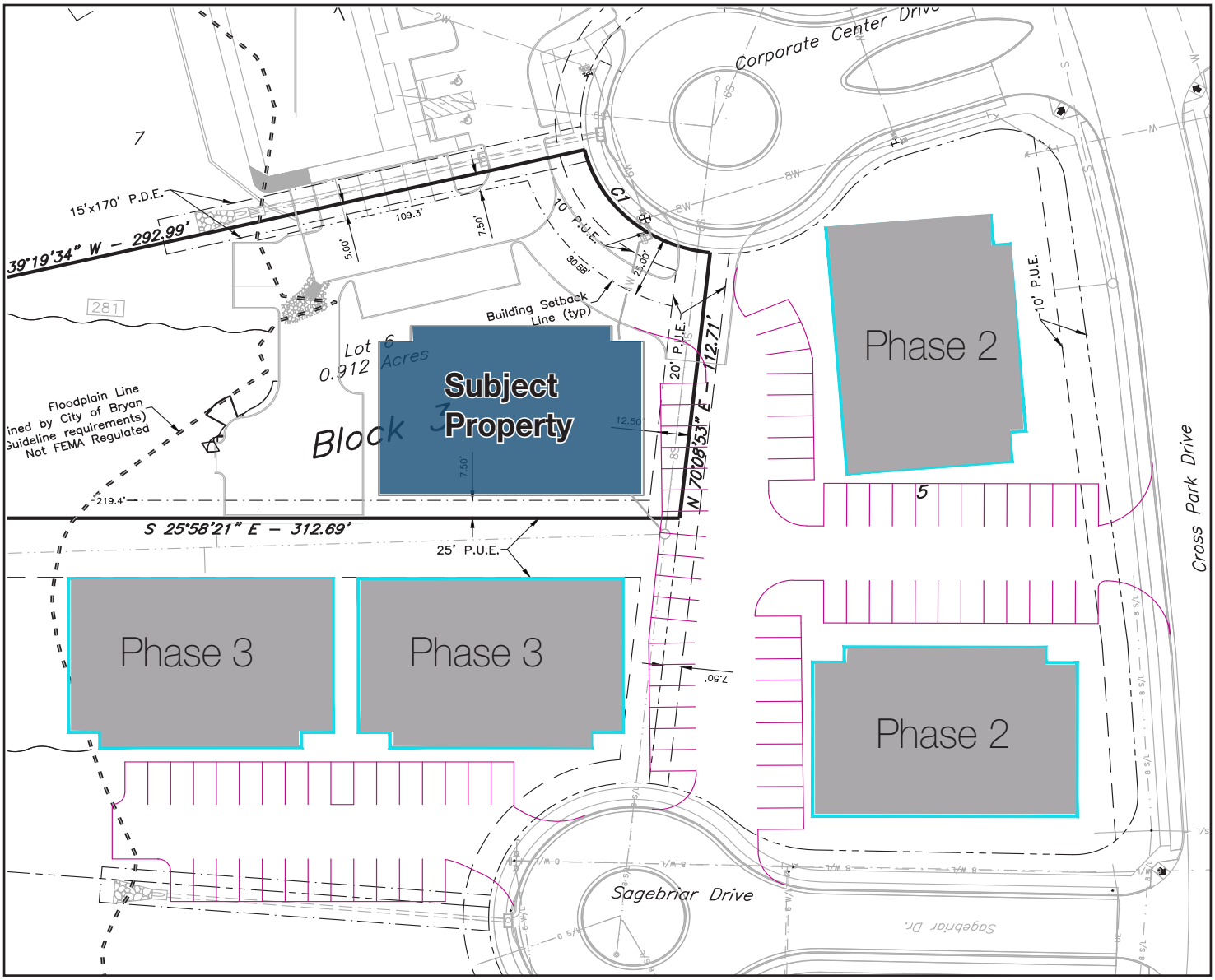
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SITE PLAN



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11/2/2015

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
  - 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 Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	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
HOWARD MAYNE	699909	HOWARD@CLARKISENHOUR.COM	(979)268-6840
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**

IABS 1-0 Date

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801 Phone: (979)268-6840 Fax: IABS
Ryan Lovett Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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