



8/18/2022

PROPERTY FEATURES

- Two new office or retail buildings coming soon to the heart of Tower Point
- 1,200 SF to 4,416 SF per building available to accommodate your business
- Generous tenant improvement package available
- Customize finishout to fit your needs
- Locate your business in Bryan/College Station's most desired market
- Available fall of 2022



Offered for Lease:
\$28/SF Modified Gross



PROPERTY RENDERINGS



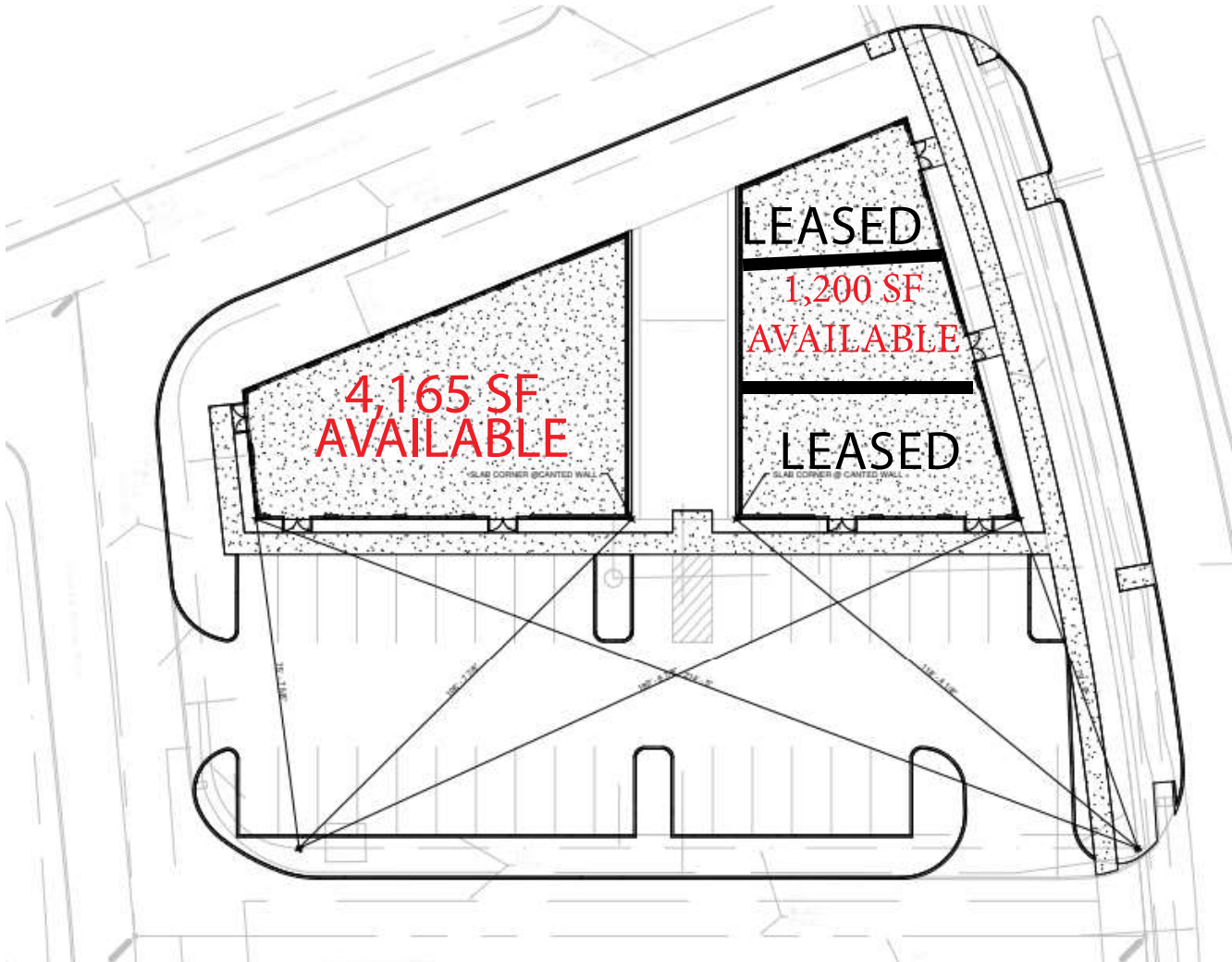


AERIAL

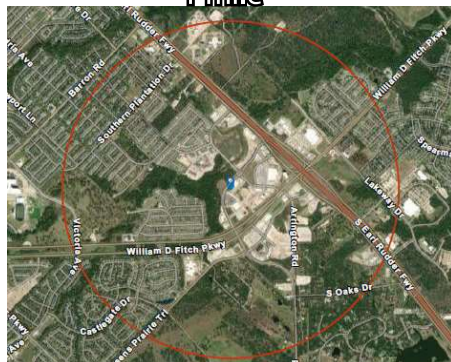




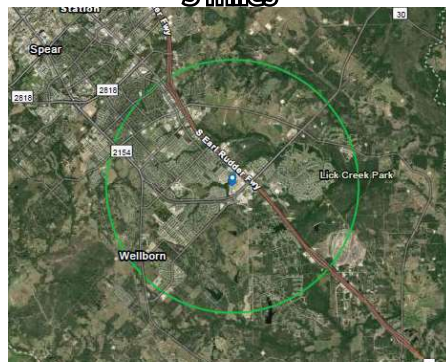
SITE PLAN



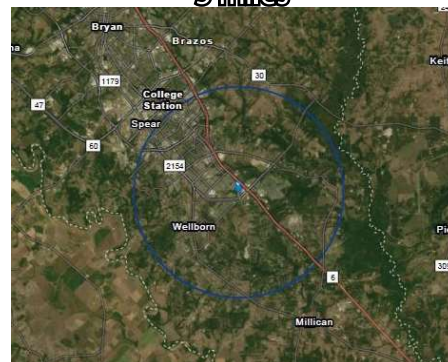
1 mile



3 miles



5 miles



4%

No High School Diploma

6%

High School Graduate

25%

Some College

65%

Bachelor's/Grad /Prof Degree

3%

No High School Diploma

10%

High School Graduate

23%

Some College

64%

Bachelor's/Grad /Prof Degree

5%

No High School Diploma

12%

High School Graduate

24%

Some College

59%

Bachelor's/Grad /Prof Degree

INCOME



\$102,281
Median Household Income



\$37,345
Per Capita Income



\$210,916
Median Net Worth

INCOME



\$97,106 ↓ \$5,175
Median Household Income



\$42,463 ↑ \$5,118
Per Capita Income



\$195,182 ↓ \$15,734
Median Net Worth

INCOME



\$57,515 ↓ \$44,766
Median Household Income



\$32,800 ↓ \$4,545
Per Capita Income



\$25,100 ↓ \$185,816
Median Net Worth

EMPLOYMENT



White Collar

89%



Blue Collar

7%



Services

5%

5.5%
Unemployment Rate

EMPLOYMENT



White Collar

82%



Blue Collar

10%



Services

9%

6.2% ↑ 0.7%
Unemployment Rate

EMPLOYMENT



White Collar

75%



Blue Collar

12%



Services

13%

7.6% ↑ 2.1%
Unemployment Rate

KEY FACTS

5,969

Population

32.2

Median Age

1,996

Households

\$80,472

Median Disposable Income

KEY FACTS

35,913

Population

31.0

Median Age

12,808

Households

\$77,179

Median Disposable Income

KEY FACTS

83,921

Population

25.9

Median Age

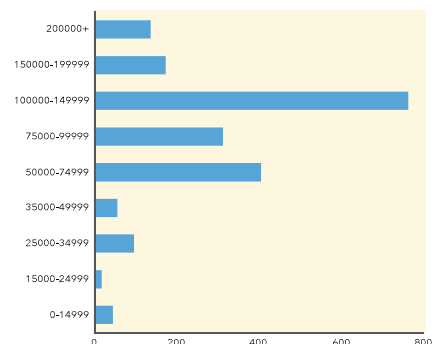
32,378

Households

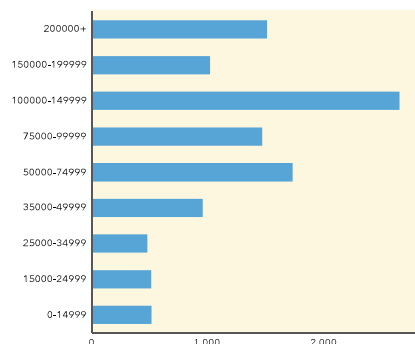
\$48,997

Median Disposable Income

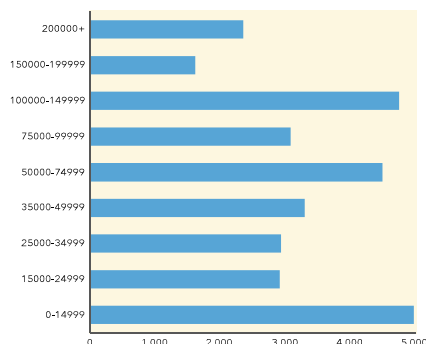
HOUSEHOLD INCOME (\$)



HOUSEHOLD INCOME (\$)



HOUSEHOLD INCOME (\$)





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:
 - 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 siding 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 responsibility 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 ISENHOOR 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 ISENHOOR	506325	JOSH@CLARKISENHOUR.COM	(979)268-6840
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
HOWARD MAYNE	689900	HOWARD@CLARKISENHOUR.COM	(879)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 11/05

Clark Isenhour Real Estate Svcs, 3825 S. College Avenue Bryan, TX 77801
Phone: (979)268-6840 Fax: (979)268-6840

Phone: (979)268-6840 Fax: (979)268-6840



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.