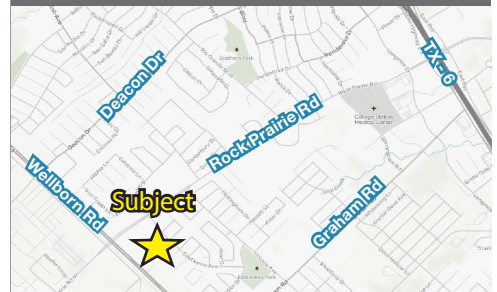




PROPERTY FEATURES

- Office/Retail center located just 2.7 miles from Texas A&M University - 2017 Enrollment: 68,625 students!
- Excellent access and visibility from Wellborn Road and Rock Prairie Road
- Located in the heart of South College Station, an area that is experiencing continual & exponential growth
- Less than one mile from the new Jones Crossing H.E.B. Development
- Great tenant mix with multiple national brands
- 2016 TxDOT Daily Traffic Count: 31,085
- Zoned - General Commercial

PROPERTIES FOR LEASE



Offered for Lease:
\$1.30 PSF/MO

Building 1: \$1.30 PSF, plus \$0.21 PSF for T&I

Suite 120: 1,620 SF

Suite 150: 1,800 SF

Building 2: \$1.20 PSF, plus \$0.21 PSF for T&I

Suite 150: 1,625 SF

AERIAL



PROPERTY PHOTOS



SITE PLAN

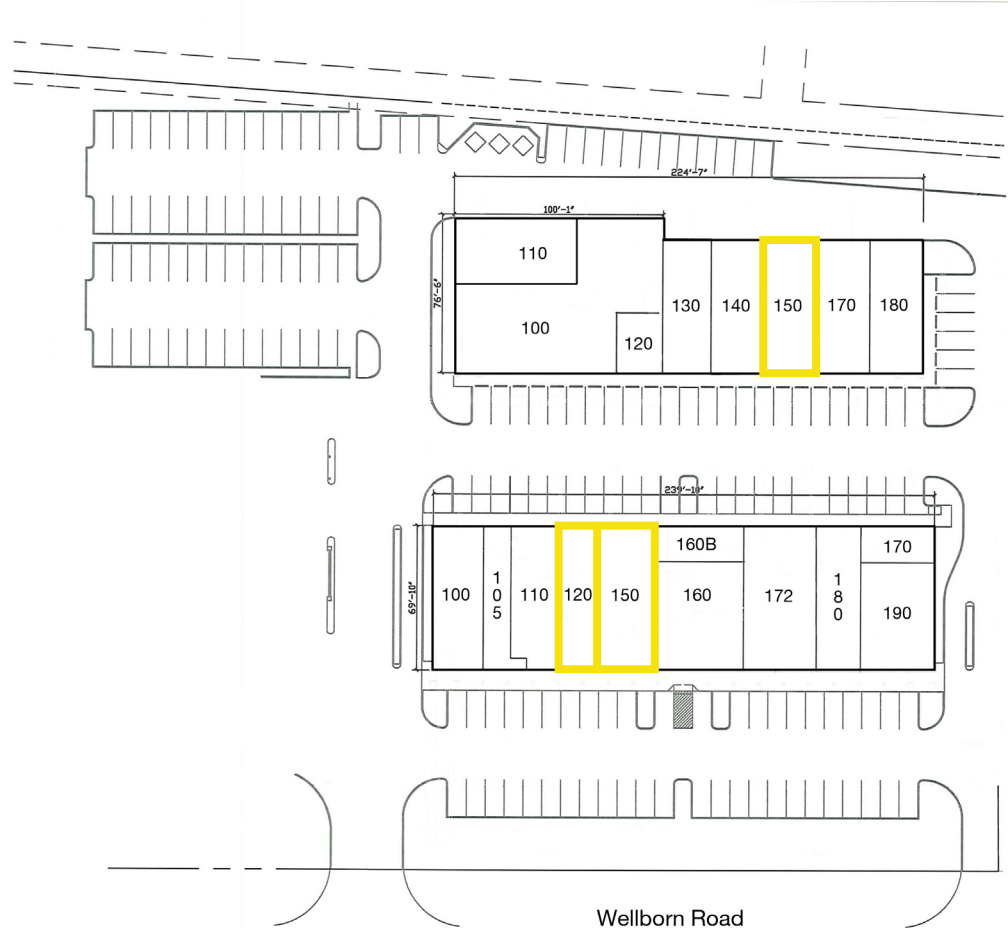
Building 1

| | |
|-------------------------|-----------------|
| 100. Subway | 1,500 SF |
| 105. Farm Bureau | 1,114 SF |
| 110. Infinity Taekwondo | 2,056 SF |
| 120. VACANT | 1,620 SF |
| 150. VACANT | 1,800 SF |
| 160. Texas Game Warden | 2,090 SF |
| 160B. Peak Performance | 872 SF |
| 170. Potato Shack | 840 SF |
| 172. Potato Shack | 1,900 SF |
| 180. Top Donut | 1,500 SF |
| 190. Hallmark Cleaners | 1,217 SF |

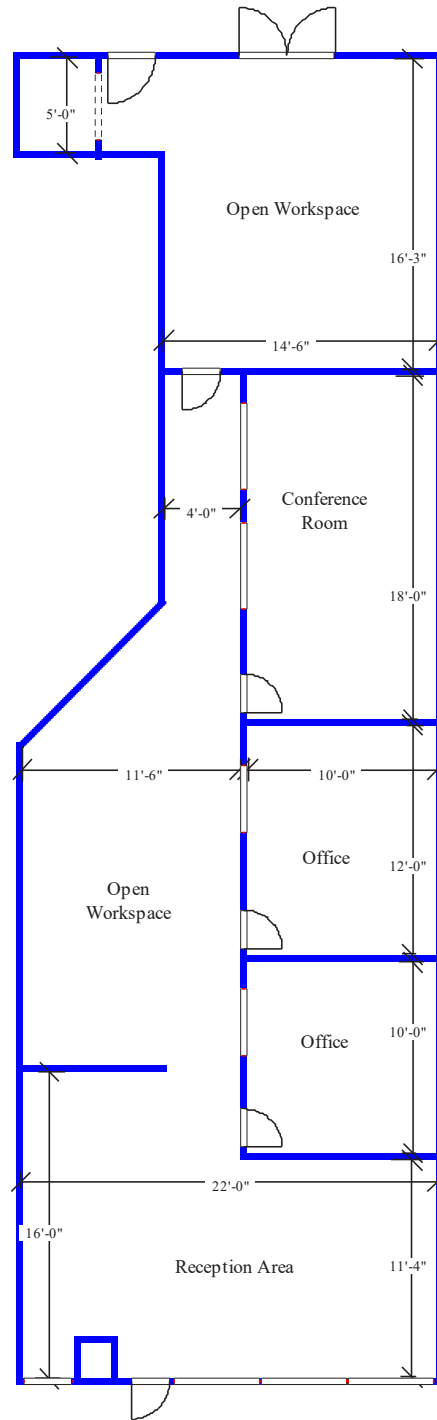
Building 2

| | |
|------------------------------|-----------------|
| 100. Peak Performance | 4,435 SF |
| 110. University of Sidekicks | 1,600 SF |
| 120/130. Veros | 2,100 SF |
| 140. Brazos Co. Constable | 1,625 SF |
| 150. VACANT | 1,625 SF |
| 170. Dance Studio | 2,567 SF |
| 180. Brazos County | 2,330 SF |

Total: 32,081 SF

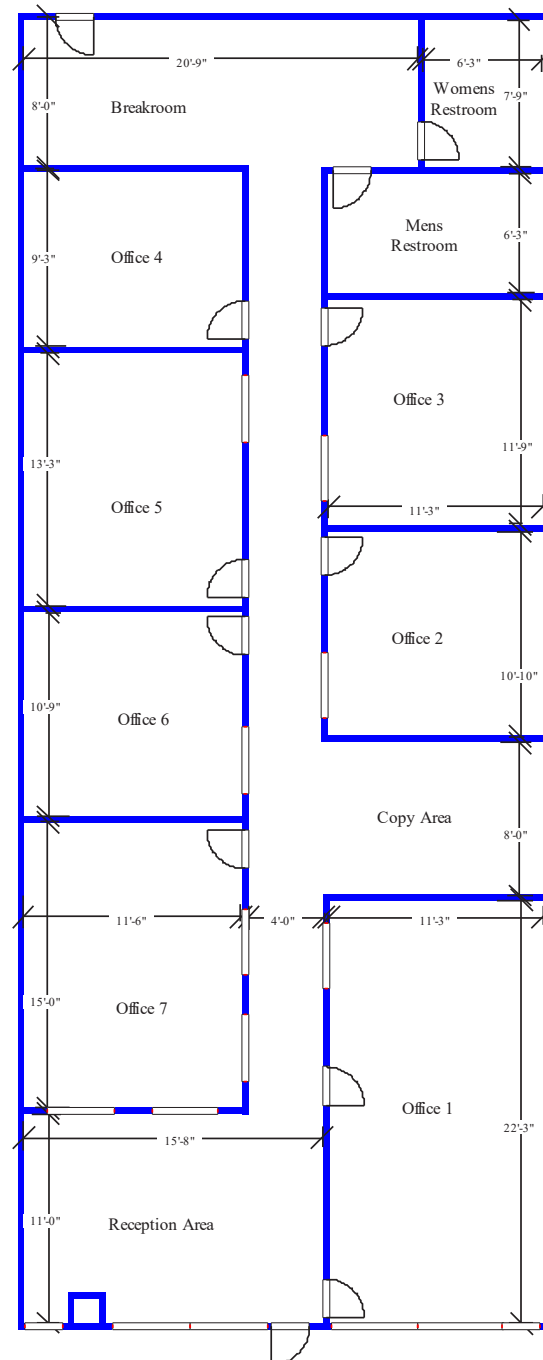


BUILDING 1 SUITE 120 FLOORPLAN



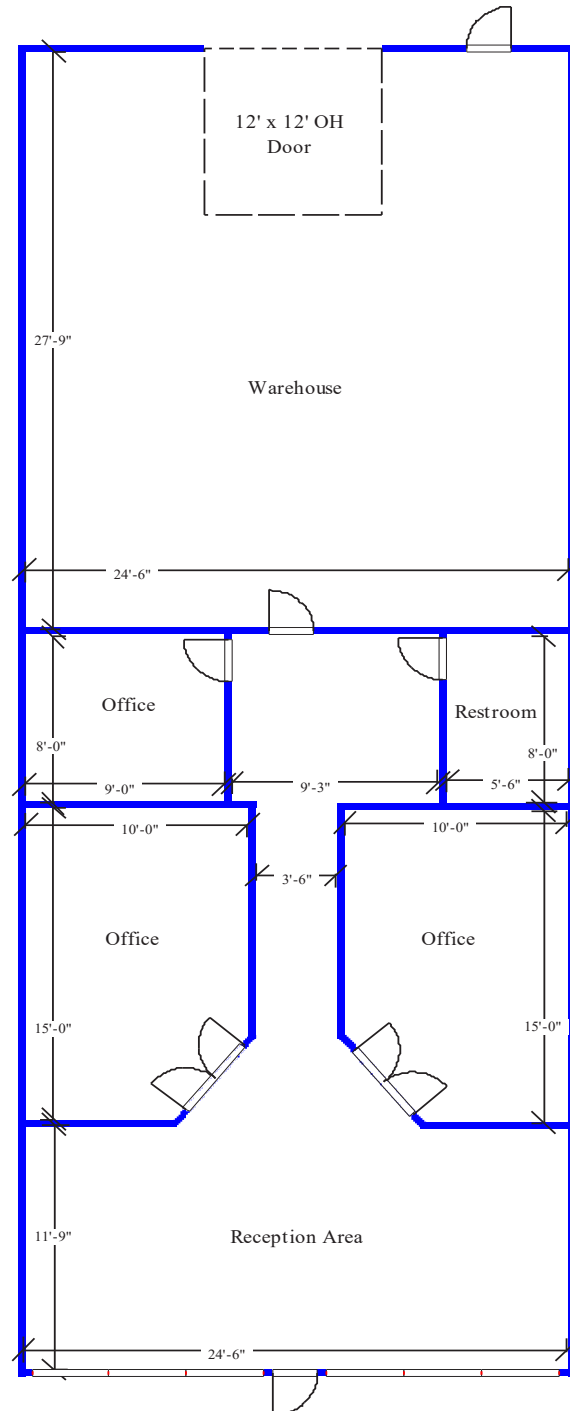
All Measurements Are Approximate

BUILDING 1 SUITE 150 FLOORPLAN



All Measurements Are Approximate

BUILDING 2 SUITE 150 FLOORPLAN



All Measurements Are Approximate



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 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 | License No. | Email | Phone |
| Primary Assumed Business Name | | | |
| 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/ | License No. | Email | Phone |
| Associate | | | |
| 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
IABS

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

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