

Southwest Business Center

12815 WELLBORN ROAD

COLLEGE STATION, TEXAS 77845

For more information, please contact:

Scott Lovett

979.268.6840

scott@clarkisenhour.com

Josh Isenhour

josh@clarkisenhour.com



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

SUITES 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















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AERIAL

















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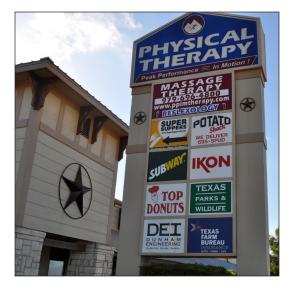
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PROPERTY PHOTOS





















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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	100-1
160. Texas Game Warden	2,090 SF	110
160B. Peak Performance	872 SF	130 140 150 170 180 L
170. Potato Shack	840 SF	100 120
172. Potato Shack	1,900 SF	
180. Top Donut	1,500 SF	
190. Hallmark Cleaners	1,217 SF	
Building 2		160B 170
100. Peak Performance	4,435 SF	
110. University of Sidekicks	1,600 SF	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
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	Wellborn Road













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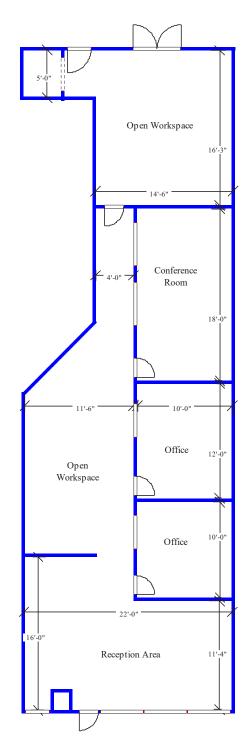
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BUILDING 1 SUITE 120 FLOORPLAN



All Measurements Are Approximate















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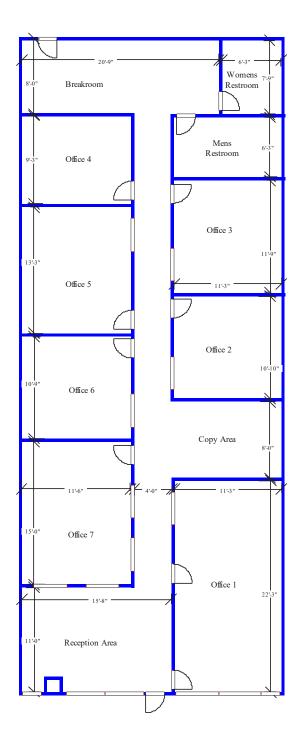
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BUILDING 1 SUITE 150 FLOORPLAN



All Measurements Are Approximate















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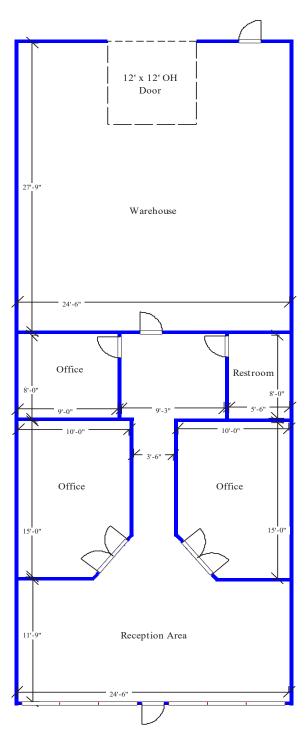
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BUILDING 2 SUITE 150 FLOORPLAN



All Measurements Are Approximate















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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;
 - o 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/Tenan	/Seller/Landlord Ini	tials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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ACCREDITED









