



Tower Center II Business Condos

1645 Greens Prairie Road West
College Station, TX 77845

FOR SALE



PROPERTY FEATURES

- All units are currently under contract!
- Based on recent sales in the first phase of Tower Center, you are gaining equity the day you purchase.
- Remaining units are 2,250 SF each (75' X 30').
- Remaining units are contiguous to allow for 4,500 to 6,750 SF if desired
- Shell construction is complete so you can start construction on your custom finishout the day of closing!
- Designed for growing businesses - the units can be owned for less than paying comparable market rental rates
- Take advantage of historically low owner occupied interest rates!
- Office closer to your home or set up a satellite office to serve booming South College Station
- Typical cost of finish-out is \$135,000 (varies with individual needs)
- Call today to schedule a tour of a model unit



For more information, please contact:

Josh Isenhour

979.268.6840

josh@clarkisenhour.com

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.



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

**Preliminary Site Plan
Subject to Change**

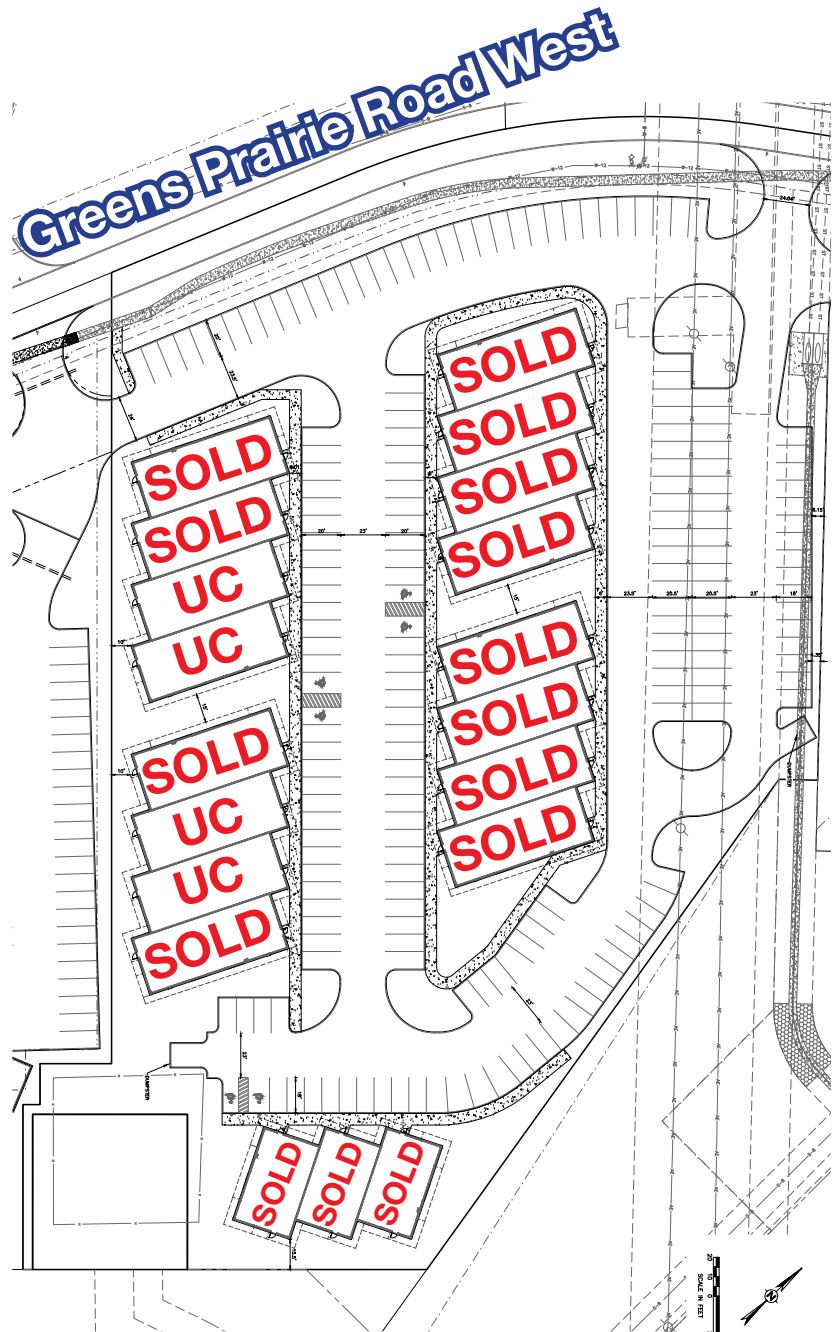
**Price List
(Shell Only)**

2,250 SF

<u>Suite</u>	<u>Price</u>
101	\$435,000
102	\$395,000
103	\$395,000
104	\$415,000
201	\$415,000
202	\$395,000
203	\$395,000
204	\$415,000
401	\$445,000
402	\$410,000
403	\$410,000
404	\$425,000
501	\$425,000
502	\$410,000
503	\$410,000
504	\$425,000

1,500 SF

<u>Suite</u>	<u>Price</u>
301	\$335,000
302	\$325,000
303	\$335,000



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Why Rent when you can OWN?

For less than current market rental rates, you can own your own building. Current rental rates are a minimum of \$2.00 per Sf per month for new space in South College Station, with limited availability. That equates to \$4,500 per month for a 2,250 SF space. At Tower Center Business Condos, you can buy a 2,250 SF state of the art business condo finished out for approximately \$530,000

Shell \$395,000

Finish out \$135,000 (varies with individual needs)

Total Price \$530,000

Sample Financing:

20% down payment (Lower down payment available through some lenders)

5.0 % interest (example only)

20 year amortization

At these terms your monthly note payment would only be \$2,798.

Condo association fees are \$150 per month which covers hazard insurance and common area maintenance.

Each owner is responsible for payment of property taxes which will be based upon the value assessed by the appraisal district which have averaged \$875 per month for the completed condos in the first Tower Center Business Condo Development

Total monthly expense = \$3,823, total savings of over \$675 per month not including the equity you will build!

- Nice, new business space is hard to find in South College Station and this opportunity allows you to have a brand new space built specifically to your business needs and your personal taste.
- Designing your new space is easy! We have several sample floorplans of the existing business condos that you can modify as needed to make the space meet your exact specifications. We even have a floorplan that allows two business to utilize the unit while sharing a common conference room, kitchenette, and restrooms.
- This is a great time to purchase your own space, rates are low and lenders are anxious to make loans for owner occupied properties.
- The condo association handles lawn care and insurance, all at a low monthly price. These buildings are brand new and built to be low maintenance so ownership has never been easier!
- In addition to the rental savings, there are potential tax advantages to owning your own building with the opportunity to deduct mortgage interest, property taxes, and other costs. Consult with your CPA to realize the full reward of ownership.
- Too much square footage? Lease out extra space and have room for expansion.

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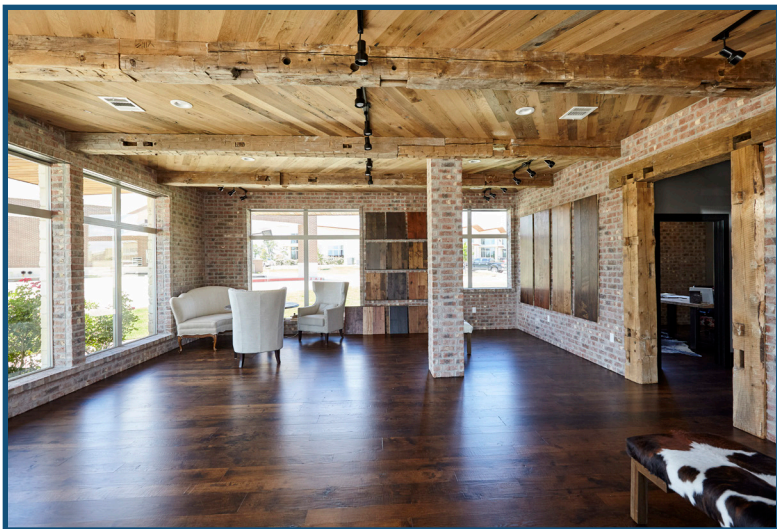
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Sample Interior Photos



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Information About Brokerage Services

11/2/2015

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	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/ Associate	License No.	Email	Phone
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

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Ryan Lovett

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