

FOR SALE Tower Point Business Condos

4438 State Highway 6 S, College Station

For more information, please contact:

Josh Isenhour josh@clarkisenhour.com 979-268-6840



PROPERTY FEATURES

- New business condos in the heart of Tower Point!
- These units are the same design of the units in the Tower Center Business Condo developments
- Designed for growing businesses, lease out extra space until you need it.
- 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 for 2,250 SF is \$140,000 (varies with individual needs)
- Call today to schedule a tour of a model unit
- Value of previous condos from previous developments have rapidly appreciated.

PROPERTY FOR SALE



Shell Buildings Offered for Sale: \$475,000

Suitable for all businesses! Custom finish out your shell for office, retail, or restaurant!

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



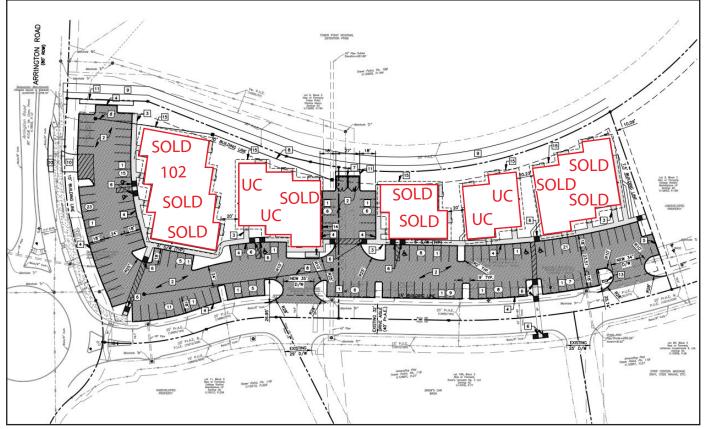


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Preliminary Site Plan Subject to Change



	Price List (Shell Only)	
<u>Suite</u>	Price	<u>Floors</u>
101	SOLD	2,250 SF
102	\$475,000	2,250 SF
103	SOLD	2,250 SF
104	SOLD	2,250 SF
201	Under Contract	2,100 SF
202	Under Contract	2,100 SF
203	SOLD	2,100 SF
301	SOLD	1,950 SF
302	SOLD	1,950 SF
401	Under Contract	1,800 SF
402	Under Contract	1,800 SF
501	SOLD	2,250 SF
502	SOLD	2,250 SF
503	SOLD	2,250 SF

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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 \$2.50 per SF per month for new space in South College Station, with limited availability. That equates to \$5,500 per month for a 2,250 SF space. At Tower Point Business Condos, you can buy a 2,250 SF state of the art business condo finished out for approximately \$615,000

Shell \$475,000

Finish out \$140,000 (varies with individual needs)

Total Price \$615,000

Sample Financing:

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

4% interest (example only)

20 year amortization

At these terms your monthly note payment would only be \$2,980.

Condo association fees are \$200 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 \$1,000 per month for the completed condos in the first Tower Center Business Condo Development

Total monthly expense = \$4,180, total savings of over \$1,320 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.
- Need more space? Buy multiple units!

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brokerage services to prospective buyers, tenants, sellers and landlords. TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER'S ININIMUM DUTIE'S 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 of any material information about the property or transaction received by the broker; Answer the client of any material information about the property or transaction received by the broker; Answer the client of any material information about the property or transaction received by the broker; Answer the client of any material information about the property or transaction known by the agent, including information about the property or transaction known by the agent, including information about the property or transaction known by the agent, including information about the property or transaction known by the agent, including information about the property or transaction known by the agent by the seleer seller's agent. AS AGENT FOR BUYERTENANT: The broker becomes the buyer/manning including information disclosed to the agent an intermediary setwer the parties the broker must inform the buyer of an intermediary. A SAGENT FOR BUYERTENANT: The transaction known by the agent, including information disclosed to the agent buyer os an intermediary. AS AGENT FOR BUYERTENANT: The transaction known by the agent, including information disclosed to the agent by the seler seller's agent.				
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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. <u>CLARK ISENHOUR REAL ESTATE SERVICES, LLC</u> License No. Email Phone Primary Assumed Business Name JOHN R CLARK JOSH ISENHOUR JOSH ISENHOUR Sales Agent/Associate's Name License No. Buyer/Tenant/Seller/Landlord Initials Date Regulated by the Texas Real Estate Commission	 that the buyer/tenant will pay a price any confidential information or disclose, unless required to do so by AS SUBAGENT: A license holder acts as 	greater than the price submit any other information tha / law. a subagent when aiding a	e; Ited in a written offer; and t a party specifically instructs the br a buyer in a transaction without an agre	eement to represent th
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JOHN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 Designated Broker of Fim License No. Email Phone JOSH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 Licensed Supervisor of Sales Agent/ License No. Email Phone Associate License No. Email Phone Sales Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Date Regulated by the Texas Real Estate Commission	 that the buyer/tenant will pay a price any confidential information or disclose, unless required to do so by AS SUBAGENT: A license holder acts as buyer. A subagent can assist the buyer but do TO AVOID DISPUTES, ALL AGREEMENTS I The broker's duties and responsibilities to Who will pay the broker for services provi LICENSE HOLDER CONTACT INFORMATIC you to use the broker's services. Please acknowling 	greater than the price submit any other information that r law. a subagent when aiding a es not represent the buyer ar BETWEEN YOU AND A BRC you, and your obligations un ided to you, when payment wi ON: This notice is being pro owledge receipt of this notice	e; tted in a written offer; and t a party specifically instructs the br a buyer in a transaction without an agre d must place the interests of the owner firs DKER SHOULD BE IN WRITING AND CLE der the representation agreement. Ill be made and how the payment will be cal vided for information purposes. It does no below and retain a copy for your records.	eement to represent the t. EARLY ESTABLISH: Iculated. It create an obligation fo
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