

FOR LEASE Valley Business Park

3900 STATE HIGHWAY 6 SOUTH COLLEGE STATION, TEXAS 77845

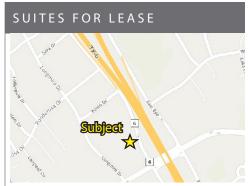
For more information, please contact:

John R. Clark 979.268.6840 john@clarkisenhour.com



PROPERTY FEATURES

- Service/Office/Retail/Warehouse center
- Located just north of Rock Prairie on SH-6
- · Excellent access and visibility
- Convenient access to multiple restaurants, pharmacies, Baylor Scott & White, College Station Medical Center, and Kroger
- Landlord pays property tax, insurance, water, and common area maintenance
- April 2018 TxDot average daily traffic count -72,224 VPD



Suite 105 & 106 4,224 SF \$1.00/SF Industrial Gross

Includes 3 offices, breakroom, restrooms, large open flex space, and warehouse with two 10'6" X 10'6" overhead doors.













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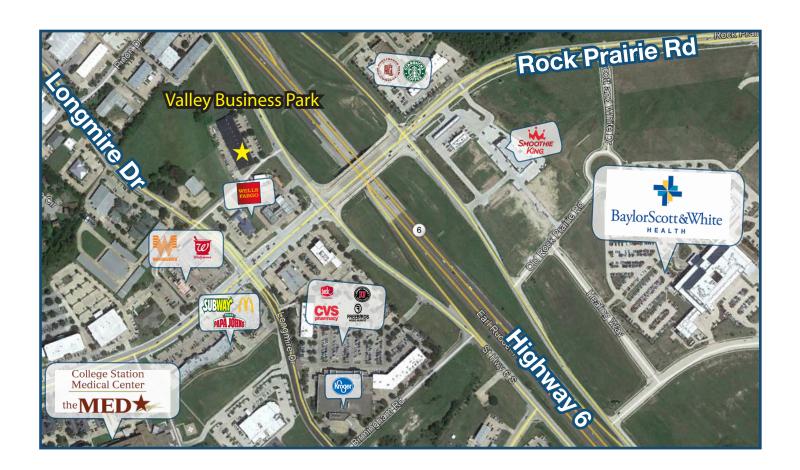
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AERIAL

















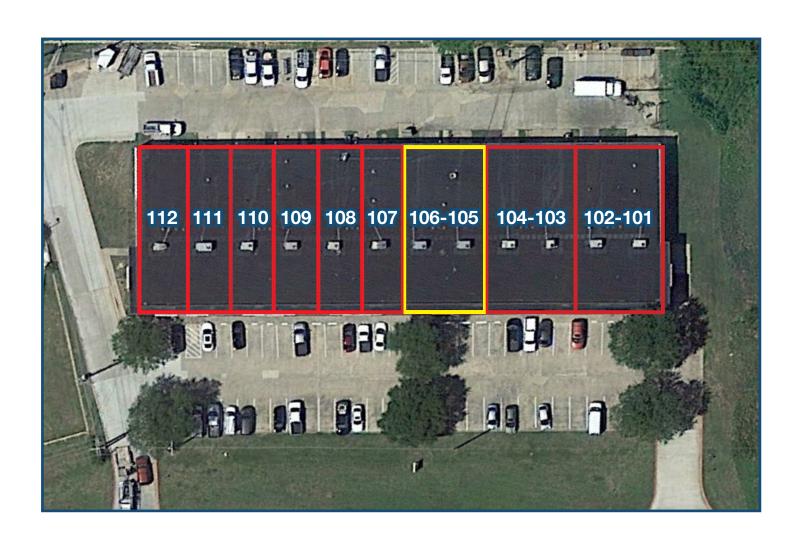
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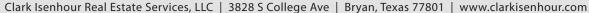


TENANT LIST

101/102 CULLIGAN 4,224 SF 103/104 PIRAINO CONSULTING 4,224 SF

105/106 AVAILABLE 4,224 SF

107 STATE FARM 2,112 SF 108 SIGNARAMA 2,112 SF 109 GEMINI COMPUTING 2,112 SF 110 ECOZAPP 2,112 SF 111 REECE HOMES, LLC 2,112 SF 112 CABINET EXPRESSIONS 2,112 SF















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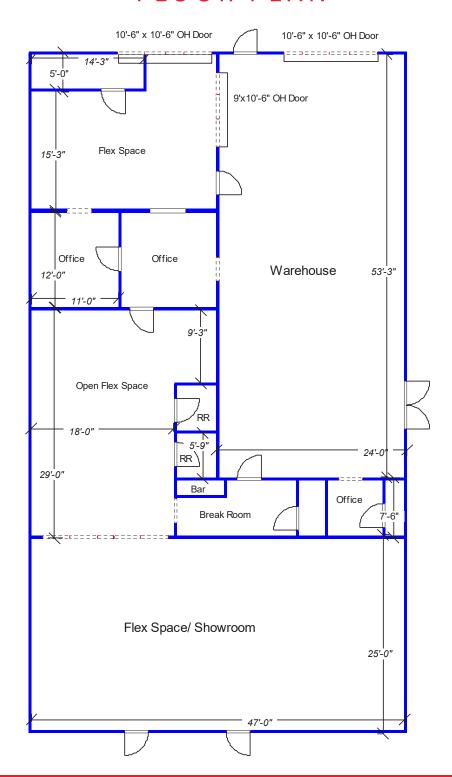
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FLOOR PLAN















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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

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@CLARKISENHOUF	COM	(979)268-6840
Licensed Broker /Broker Firm Name or	License No.	Email		Phone
Primary Assumed Business Name		Linuin		riiolie
JOHN R CLARK	358293	JOHN@CLARKISENHOU	R.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	tiooni .	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email		Phone
Sales Agent/Associate's Name	License No.	Email		Phone
Buyer/Tenant/Seller/Landlord Initials		als Date		
Regulated by the Texas Real Estate Commission		Information a	Information available at www.trec.texas.gov	
Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801		Phone: (979)268-6840	Fax	IABS 1-0 Date

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Now arranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted subject to a contained herein, and same is submitted submierrors, omissions, change of price, rental or other conditions, with drawal without notice, and to any special listing conditions imposed by the owner.