



**FOR SALE**

**1.98 Acres**

2700 W. VILLA MARIA RD

BRYAN, TEXAS 77807

For more information, please contact:

**John Clark**

979.268.6840

john@clarkisenhour.com



## PROPERTY FEATURES

- Beautiful office site nestled between St. Luke's Methodist Church and Scott & White Clinic, across from Traditions
- Fully platted, 1.98 acre commercial tract located on Villa Maria Rd
- Zoned C-1 Office
- Shared entrance with Baylor Scott & White
- Easy access to both Harvey Mitchell Pkwy and SH - 47
- City water and sewer lines readily accessible (see map)

### TRACT FOR SALE



**Offered for Sale:**

**\$452,806 (\$5.25/SF)**



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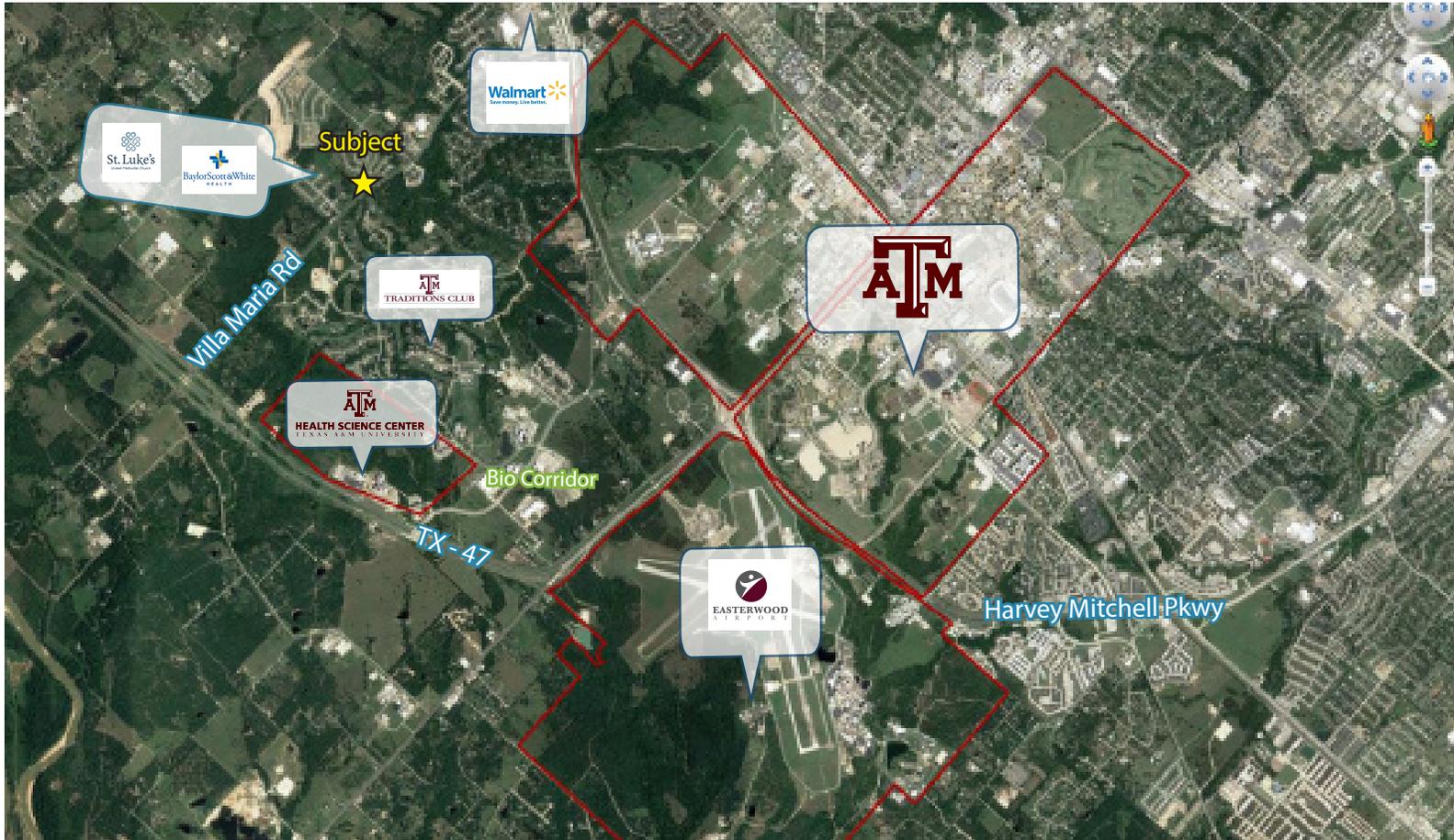
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**AERIAL**

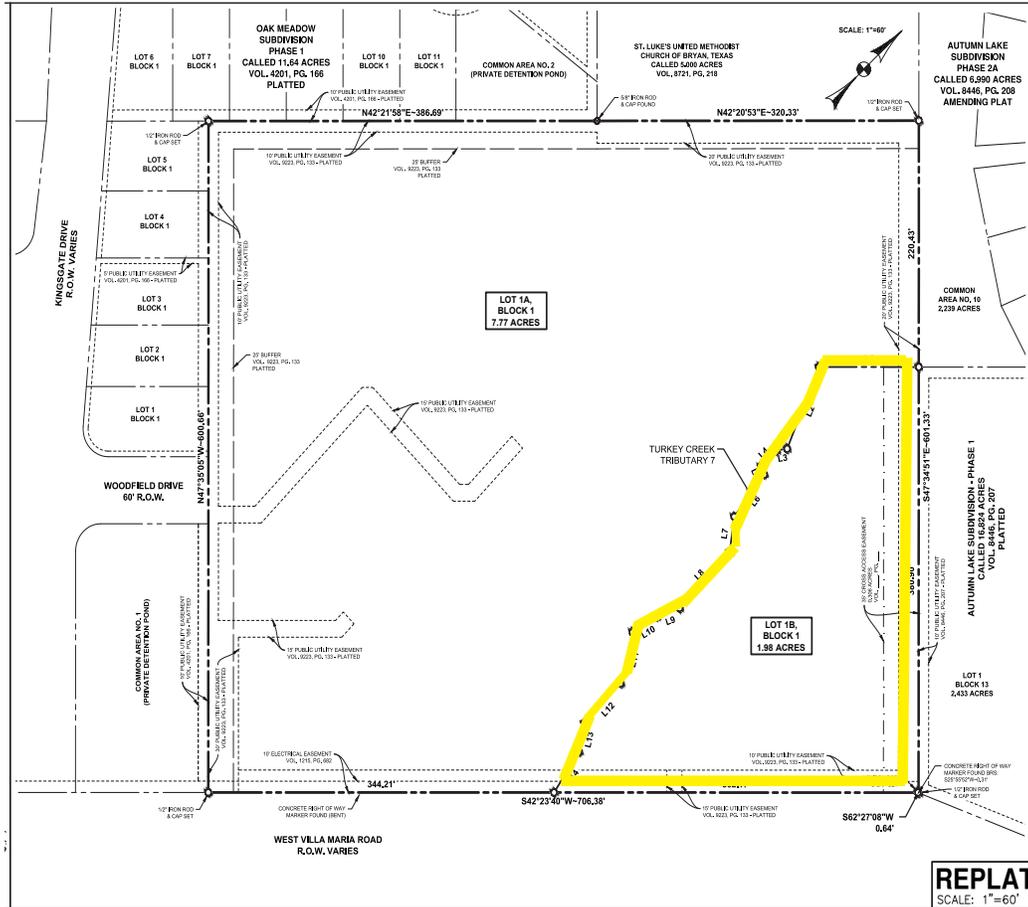




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**SURVEY**



**REPLAT**  
SCALE: 1"=60'

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 2017.

City Planner, City of Bryan, Texas.

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2017, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

Karen McQueen, County Clerk,  
Brazos County, Texas.

**CERTIFICATION OF THE SURVEYOR**

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metas and bounds describing said subdivision will describe a closed geometric form.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

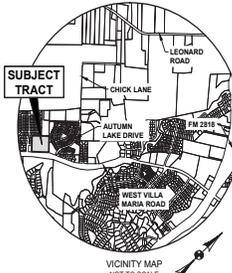
S. M. Kling, R.P.L.S. No. 2003



**NOTES:**

1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHWEST CORNER OF LOT 1, BLOCK 1, ST. LUKE'S ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 8223, PG. 166 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S. 47°24'51"E.
2. CURRENT TITLE APPEARS VESTED IN ST. LUKE'S UNITED METHODIST CHURCH OF BRYAN BY VIRTUE OF DEED RECORDED IN VOL. 7386, PG. 80 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 48002; PANEL NO. 208E; MAP NO. 45544C0235E EFFECTIVE DATE: MAY 16, 2012.
4. 12" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. CURRENT ZONING IS C-1 (OFFICE). SETBACKS ARE AS FOLLOWS:
  - FRONT: 25'
  - SIDE: 7.5'
  - REAR: 7.5'
  - SIDE STREET: 15'

Line	Direction	Length
L1	S42°25'20"W	99.45
L2	S24°17'57"E	79.86
L3	S24°42'04"W	11.07
L4	S1°16'56"E	20.88
L5	S72°12'32"E	7.91
L6	S9°13'55"E	48.08
L8	S2°34'47"E	76.19
L7	S39°23'47"E	32.83
L9	S2°59'53"W	24.91
L10	S12°11'57"W	27.41
L11	S2°58'32"E	46.94
L12	S2°52'07"E	51.16
L13	S35°18'37"E	23.88
L14	S12°27'14"E	43.91



**FINAL PLAT**  
OF  
**ST. LUKE'S ADDITION**  
LOTS 1A & 1B, BLOCK 1  
BEING A  
**REPLAT**  
OF  
**ST. LUKE'S ADDITION**  
LOT 1, BLOCK 1  
**9.75 ACRES**

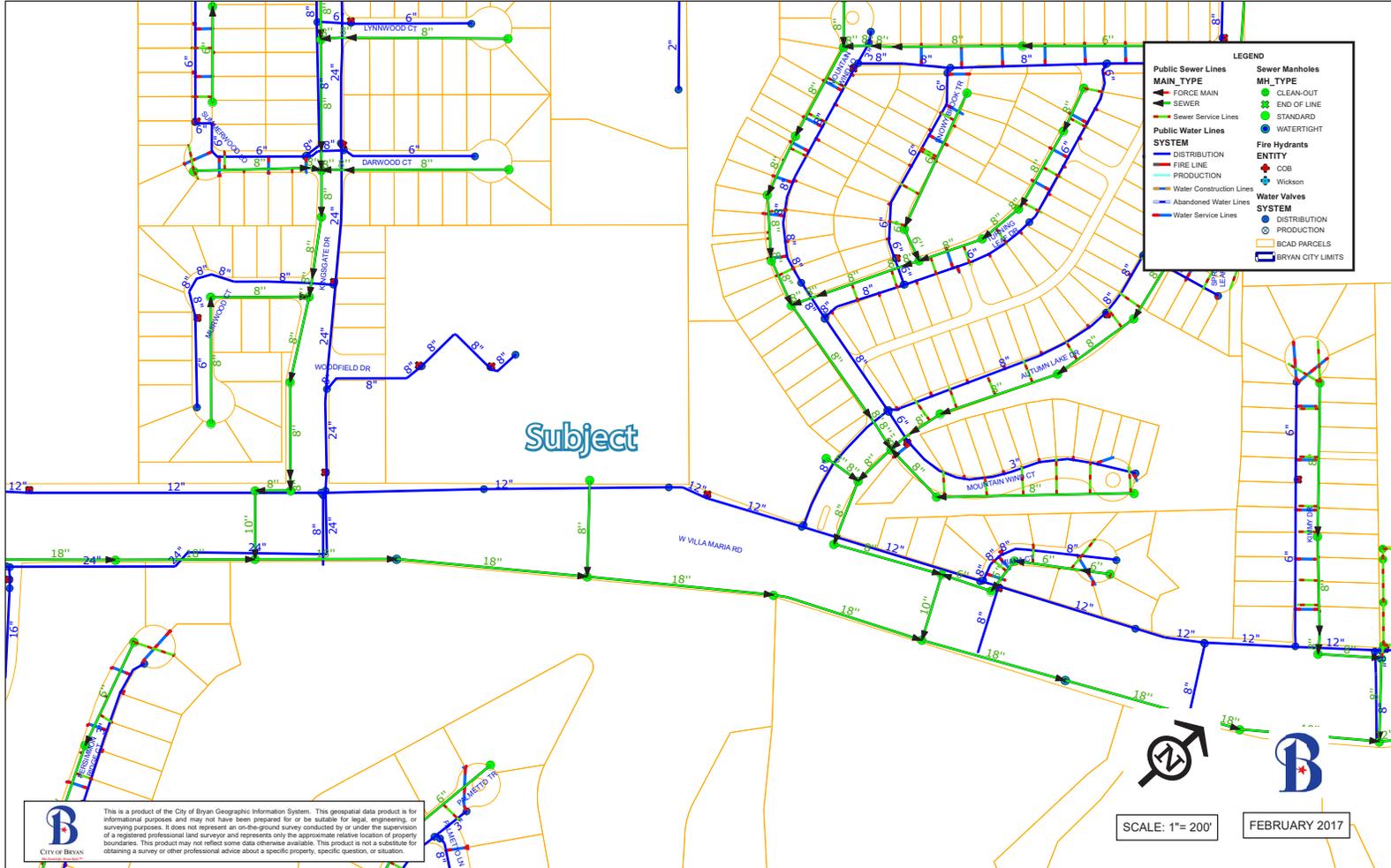
T. J. WOOTEN SURVEY, A-59  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
ST. LUKE'S UNITED METHODIST  
CHURCH OF BRYAN

BRYAN, TEXAS 7780



**WATER AND SEWER MAP**



This is a product of the City of Bryan Geographic Information System. This geospatial data product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. This product may not reflect some data otherwise available. This product is not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.



**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:
  - o 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
  - o 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.

<b>CLARK ISENHOUR REAL ESTATE SERVICES, LLC</b>	<b>8999919</b>	<b>INFO@CLARKISENHOOR.COM</b>	<b>(979)268-6840</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JOHN R CLARK</b>	<b>358293</b>	<b>JOHN@CLARKISENHOOR.COM</b>	<b>(979)268-6840</b>
Designated Broker of Firm	License No.	Email	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		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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

Phone: (979)268-6840 Fax:  
[www.ziplogix.com](http://www.ziplogix.com)

IABS 1-0 Date  
IABS

