

*FOR SALE*

12,650 SF  
\$1,875,000

1003 N Earl  
Rudder  
Fwy

Bryan, TX 77802



*Josh Isenhour*  
*Sam Solcher*





## OVERVIEW



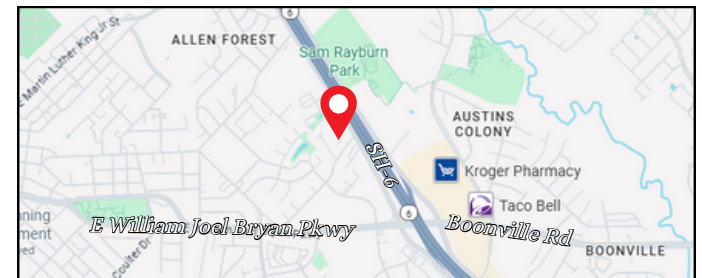
*1003 N Earl Rudder Fwy*  
**Bryan, TX 77803**

## PROPERTY HIGHLIGHTS

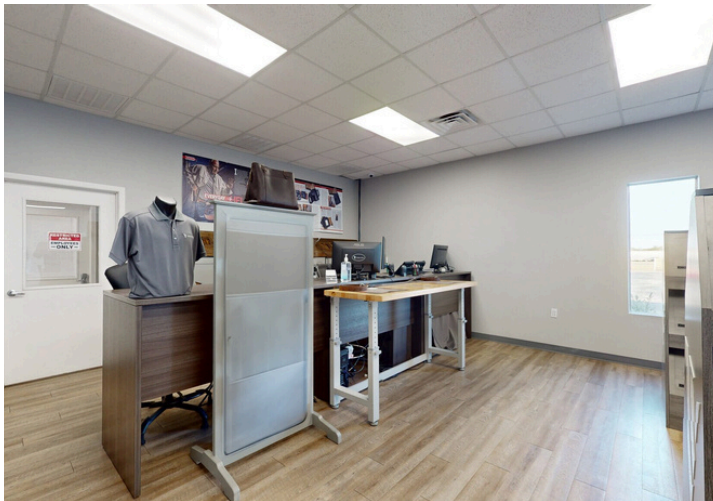
- **Prime Location:** Just off Highway 6 with bypass access; high visibility and traffic exposure.
- **Warehouse Space:** 8,000 sf, climate-controlled, clear-span design with high ceilings and roll-up bay doors.
- **Office Space:** 4,500 sf, modern layout with private offices, open work areas, conference room, and break room.
- **Auxiliary Building:** Detached structure with 3 secure units for office, storage, or workshop use.
- **Security & Infrastructure:** Electronic fencing, 24/7 surveillance, and ample parking for staff, clients, and fleet.
- **Ideal For:** Owner occupants or investors seeking a versatile, high-demand commercial property
- **Value:** Priced below recent third-party appraisal

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	8,359	53,841	130,359
Average Household Size	2.3	2.5	2.4
Average Household Income	\$68,873	\$60,158	\$49,711







## PROPERTY SUMMARY

Just off Highway 6 with direct bypass access, this property offers both excellent visibility and seamless connectivity, an ideal setting for businesses that value convenience, exposure, and efficiency.

The centerpiece of the property is a modern, well-maintained facility that blends warehouse capacity with comfortable, professional office space.

The warehouse features high ceilings, large bay doors, and a clear-span design, making it adaptable for a wide range of uses, from storage and distribution to light manufacturing or specialized production. Fully climate-controlled, it ensures a dependable environment for both goods and operations.

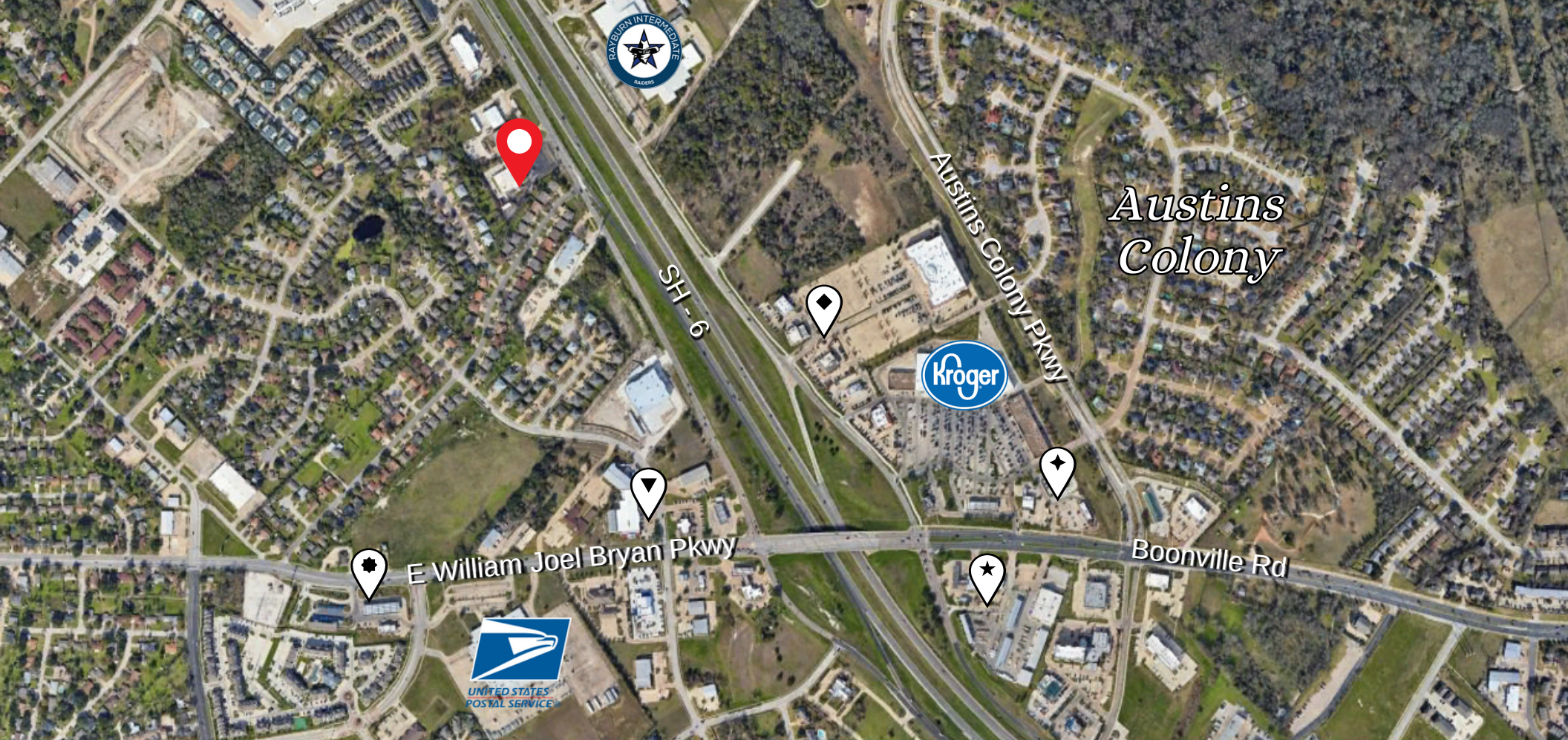
The office side is a spacious area designed for productivity. Filled with natural light, the offices include private suites, collaborative work areas, a conference room, and a break room, all arranged in a layout that can easily adapt to different business structures.

A detached building with three secure units provides extra space for storage, additional offices, or even workshop functions. Gated access and commercial-grade fencing, along with around-the-clock camera surveillance, ensure security across the property.

Outside, ample parking accommodates staff, visitors, and fleet vehicles, while the location's high traffic count makes it particularly attractive for companies that rely on visibility and access.

For owner-operators, it's a turnkey opportunity to secure a versatile asset in a growing commercial corridor.





## SURROUNDING BUSINESSES

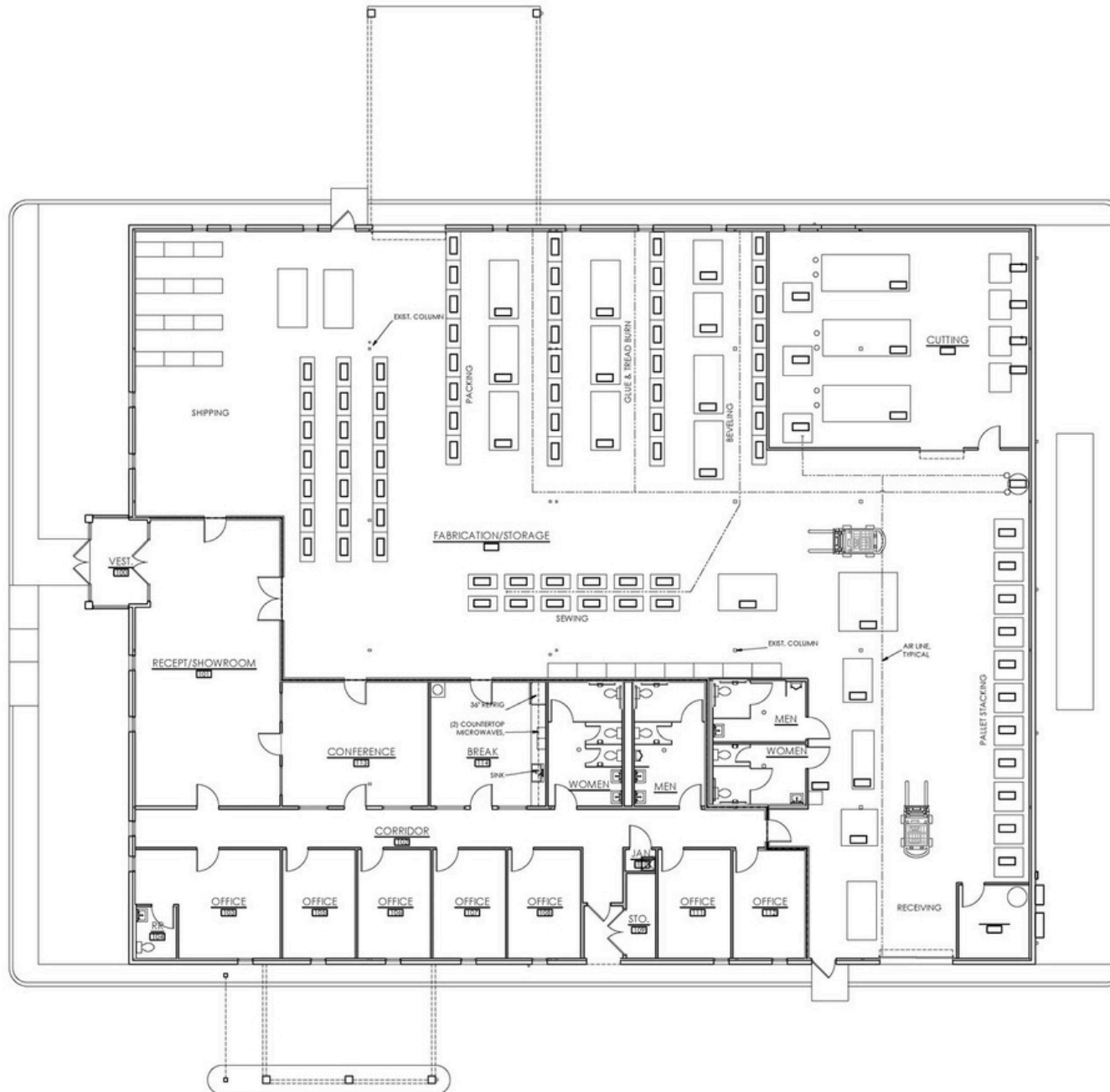


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- |                               |                              |                               |
|-------------------------------|------------------------------|-------------------------------|
| ◆ Bryan Premiere Cinema       | ◆ Kolache Rolf's             | Little Caesars Pizza          |
| Cotton Patch Cafe             | T. Jin China Diner II        | Popeyes                       |
| Imperial Chinese              | Tacos Don Luis               | Bryan Nails Salon             |
| Freddy's Steakburgers         | Subway                       | Drew's Carwash                |
| Los Cucos Mexican Cafe        | DoubleDave's Pizzaworks      | ▼ Wendy's                     |
| Kid to Kid                    | Dutch Bros                   | Exxon                         |
| Element Dental & Orthodontics | Chase Bank                   | Domino's Pizza                |
| Starbucks                     | Jack in the Box              | La Bontana Mexican Restaurant |
| Farmhouse Frozen Yogurt       | Christian Brother Automotive | Ruffino Meats & Food Services |
| Wingstop                      | ★ Walgreens                  | C&J Barbeque                  |
| Aggieland Cleaners            | IHOP                         | Aggieland Credit Union        |
| Mathnasium                    | Twin Peaks                   | ★ TXB                         |
| Happy Nails & Spa             | McCoy's Building Supply      | Stella's Donuts               |
| Greatclips                    | H&R Block                    | 7 Eleven                      |



# FLOOR PLAN









*For more information  
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**CLARK  
ISENHOUR**  
Real Estate Services, LLC







## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date