

SNOOK, TEXAS 77845

For more information, please contact:

Scott Lovett 979.268.6840 scott@clarkisenhour.com



PROPERTY FEATURES

- Best retail opportunity to capture new and accelerated growth in Snook, TX
- Only 10 Miles from Texas A&M University
- 4,900 SF retail/event venue on 1.81 acres
- Property also includes two outbuildings, one of which currently generates lease income.
- Plenty of open yard space
- City water and sewer, BTU electric
- Owner willing to divide property

EXPLOSIVE GROWTH IN SNOOK

New Grand Lake of Snook Residential Subdivision

- 300 lots
- 95 Acres
- Homes in the \$200,000's and up

New Snook ISD Sports Facilities

- Brand new Football/Track stadium and concessions
- Baseball field renovation and improvements
- Weight room and cafeteria renovations

Property offered for lease: \$2,500/MO

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



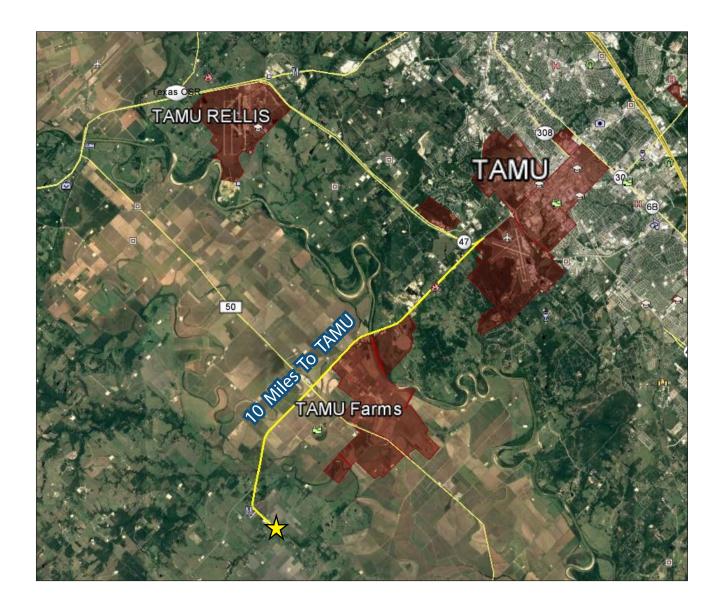


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AERIAL



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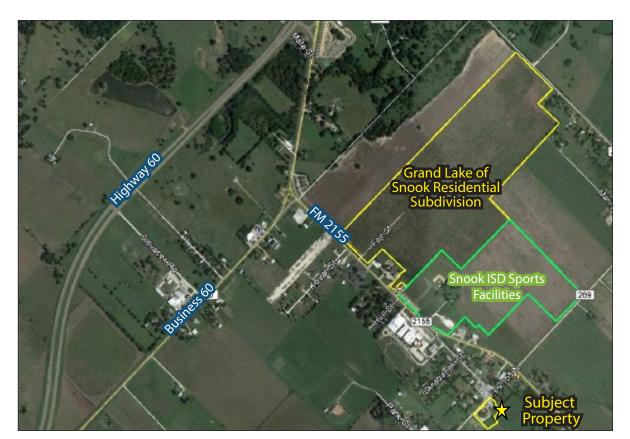


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AERIAL MAPS





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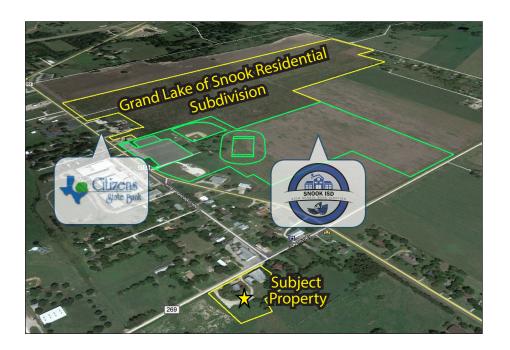


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FOR LEASE 111 CR 269 W SNOOK, TEXAS 77845

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PROPERTY PHOTOS









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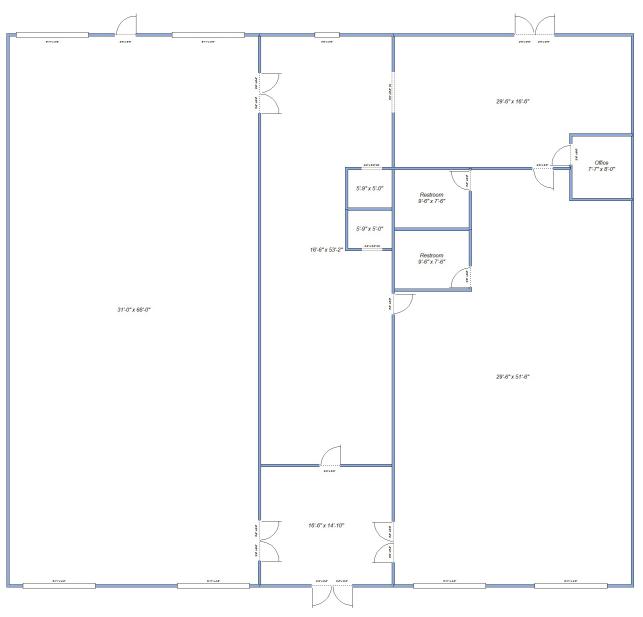


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All measurements are approximate

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			11/2/2015
Inform:	ation About	Brokerage Services	
Texas law requires all	real estate licensee	es to give the following information abo yers, tenants, sellers and landlords.	ut
TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage a A SALES AGENT must be sponsored by a bit	ctivities, including acts		broker.
A BROKER'S MINIMUM DUTIES REQUIRED BY Put the interests of the client above all others Inform the client of any material information a Answer the client's questions and present any Treat all parties to a real estate transaction ho	including the broker's pout the property or tra- offer to or counter-offer	own interests; ansaction received by the broker;):
A LICENSE HOLDER CAN REPRESENT A PAR	Y IN A REAL ESTAT	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD usually in a written listing to sell or property above and must inform the owner of any m nformation disclosed to the agent or subagent by	management agreem aterial information a	ent. An owner's agent must perform the bout the property or transaction known	proker's minimum duties
AS AGENT FOR BUYER/TENANT: The broker written representation agreement. A buyer's age material information about the property or trans seller's agent.	nt must perform the	broker's minimum duties above and must	inform the buyer of any
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