



**FOR LEASE**  
8155 SF  
\$22.50/SF Base Rent

# Prosperity Bank Building

1862 Rock Prairie  
College Station, TX



*Sam Solcher*  
*John R Clark*



## OVERVIEW



**1862 Rock Prairie Rd**  
COLLEGE STATION, TX

## PROPERTY HIGHLIGHTS

**Three reasons this is the best 8155 SF office space available For Lease in the Brazos Valley!**

- 1) Location and Visibility. Located on the hard corner of Hwy 6 and Rock Prairie Rd with excellent access in all directions. Two 2nd-floor sign locations are included.
- 2) Security and Quality. The space includes the entire second floor of the Prosperity Bank building with elevator and stair access. Consistently well-maintained interior and exterior, your landlord being your co-occupant.
- 3) Cost Savings and Timing. Base rent \$22.50/SF. The space is available on or before the first of November. Occupied by Traditions Home Health for several years and in excellent condition, high possibility the existing floorplan could meet your needs with limited finish-out.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	7,513	70,872	137,938
Average Household Size	2.6	2.5	2.4
Average Household Income	\$71,839	\$53,398	\$46,862

## CONTACT

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**SURROUNDING RETAIL**



**1862 Rock Prairie Rd**  
**COLLEGE STATION, TX**

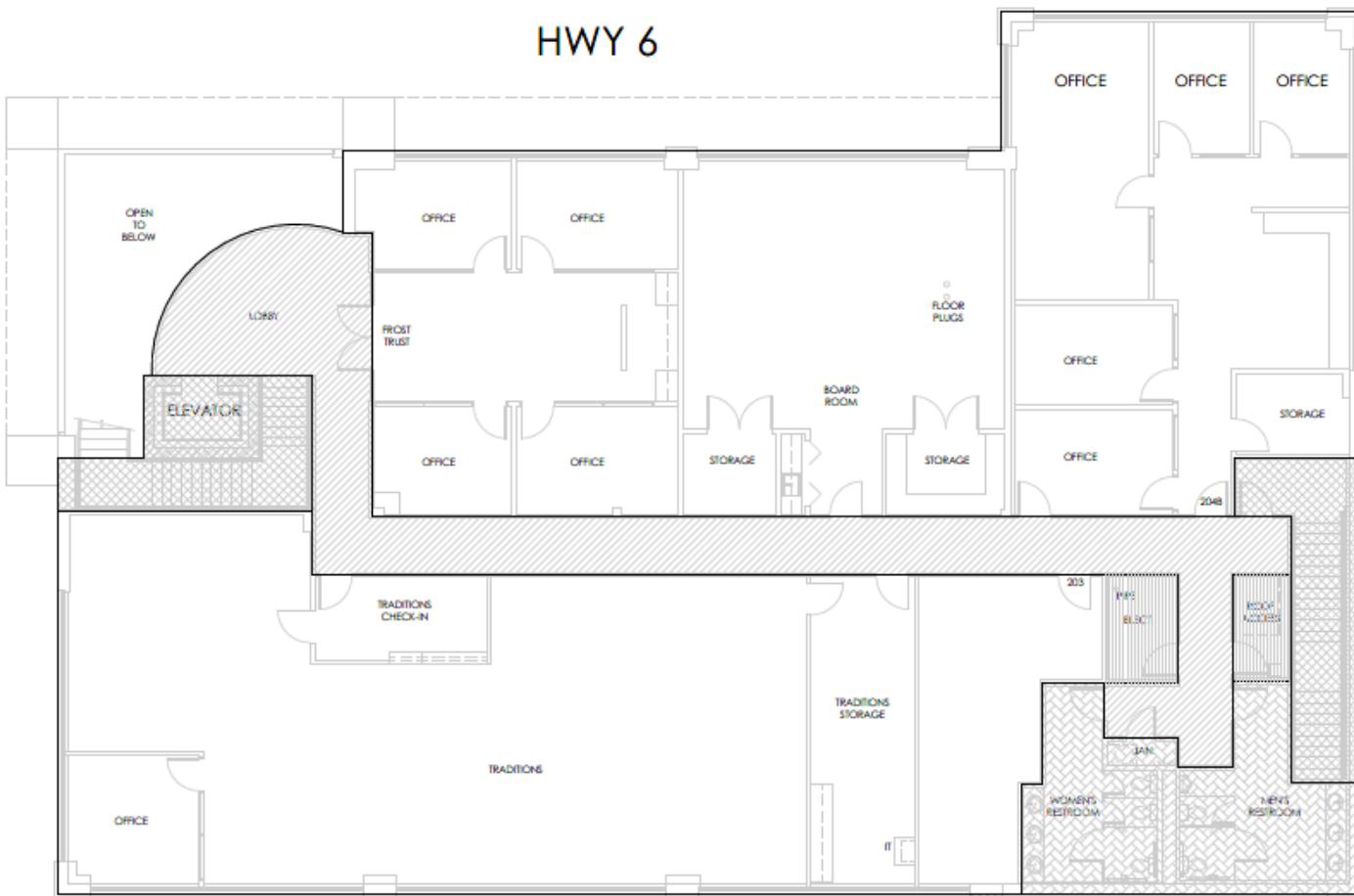
**FOOD & DRINK**

- ◆ Double Dave's Pizzaworks
- Jimmy John's
- Freebirds World Burrito
- Cotton Patch Cafe
- T Jin China Diner
- Kolache Rolf's
- ◆ Dutch Bros Coffee
- Piasano's Italian Pizzeria
- Jersey Mike's
- Smoothie King
- Starbucks
- Luigi's Patio Ristorante
- Azure Fusion Bistro & Sake
- ◆ Honey Baked Ham Company
- Whataburger
- ★ McDonald's
- Papa John's Pizza
- Poke Stop
- Juice It Up!
- Subway
- WFC - Whole Fried Chicken
- C&C Asian Garden
- ▼ Stella Southern Cafe
- Marco's Pizza
- ◆ Mi Familia Coco Loco
- Pizza Hut

**RETAIL & FITNESS**

- ◆ Spec's
- CVS
- Kroger
- Hallmark
- Angel Nails
- Witt's End Clothing
- TruFit Athletic Club
- ◆ Dusty Diamond
- Boutique
- Yoga Pod
- Elements Massage
- Precision Eye Care
- Cuts for Kids
- WGR Custom Homes
- Queen Nail Spa
- School of Rock
- Row House
- ★ Walgreens
- BLISS Hair Salon
- Pawfection Pet Salon
- BCS Cyro
- The Candle Shop
- ◆ Sew Vac City
- PPG Paint Store
- BoomFit - CS CrossFit
- ▼ Mineral Bodyworks

HWY 6



covered drive thru

**PRELIMINARY**  
NOT FOR REGULATORY  
APPROVAL PERMITTING  
OR CONSTRUCTION

REVISION	DATE	BY	CHKD
	2/17/2022		

NATHAN WINCHESTER  
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**AREA LEGEND**

- 2ND FLOOR USABLE AREA = 6,315sf
- COMMON AREA**
- LOBBY/CORRIDOR = 928sf
- ELEVATOR/STAIRS = 454sf
- RESTROOMS = 458sf
- ELECTRICAL/ROOF ACCESS = 120sf
- TOTAL COMMON AREA = 1,960sf**

**AREA CALCULATIONS 2nd FLR.**

USEABLE AREA ----- 6,315sf  
COMMON AREA - 1,960sf  
TOTAL AREA ----- 8,275sf

**1 2nd FLOOR AREA CALCULATION PLAN**  
SCALE: 3/8" = 1'-0"

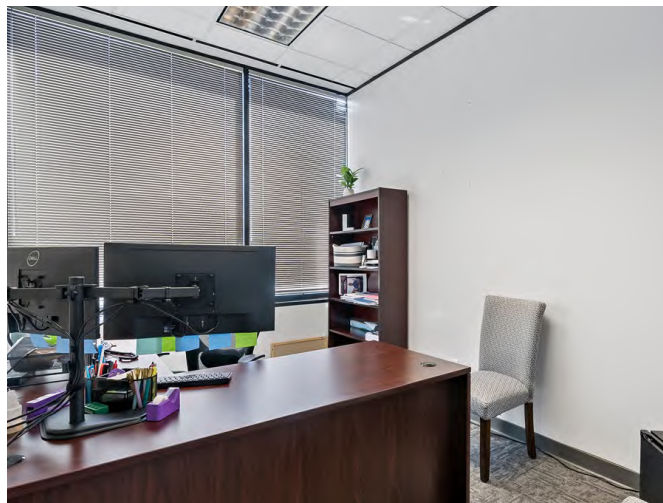
**AREA CALCULATION PLAN**

AS BUILT DOCUMENT FOR PROBERTS BLDG  
2nd Floor - TRADITIONS HEALTH  
BASED ON: FRANKFORD COLLEGE DRIVN

JOB NO:	22000
TITLE:	AREA PLAN
SCALE:	3/8" = 1'-0"

**A2.2**





*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.

11-2-2015



### 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.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_