

Real Property For Sale

Updated May 4, 2016

Bid Due 10:00 A.M. CDT on Thursday, June 16, 2016

23.707 acre tract of land located on Deacon Dr & Holleman Dr in College Station, Brazos County, Texas



List Price: \$4.00 Per SF (Four Dollars Per Square Foot)

For more information, please contact:



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

Legal Description: See New Survey

Tax ID: 356540

Land Area: 23.707 acres

Frontage: Approximately 1,000' of frontage along West Deacon Dr and approximately 1,000' of frontage along Holleman Dr.

Zoning: Rural

Utilities: Utilities include City of College Station electric, water and sewer.

Buildings: None

Site Improvements: None

Contact: You may contact John Clark or Scott Lovett at 979-268-6840 or john@clarkisenhour.com for complete bid packet.

Notes: The property is vacant land consisting of undeveloped open pasture land and undeveloped woodlands.

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Bid Packet:

Potential bidders may obtain a bid packet containing the bid requirements and specifications by mail or in person at the offices of Clark Isenhour Real Estate Services, 3828 S. College Avenue, Bryan, Texas 77801 or by email to John Clark at john@clarkisenhour.com. It is the sole responsibility of the bidder to ensure the receipt of the bid packet in time to submit a bid by the deadline set forth below. Any bidder will be expected to be familiar with the provisions stated in the bid packet.

Bids must be received in College Station Independent School District Business Office, 1812 Welsh, College Station, Texas 77840, on or before 10:00 A.M. CDT on Thursday, June 16, 2016. Bids received after that deadline will not be considered.

Notice:

The information in this marketing brochure was obtained from sources deemed reliable however Clark Isenhour Real Estate makes no guarantees, representations or warranties as to its accuracy. It is your responsibility and obligation to verify the information described in this marketing brochure.

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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:
 - 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Clark Isenhour Real Estate Services, LLC, 3828 S. College Avenue Bryan, TX 77801
Josh Isenhour

Phone: 9792686840

Fax:

Information about

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

For more information, please contact:



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