

FOR SALE

2,170 SF
\$450,000

*Rosewood
Professional
Office Park
Condos*

*2911 Texas Avenue S
Suite 103
College Station, TX 77845*



Emily Schuler



OVERVIEW



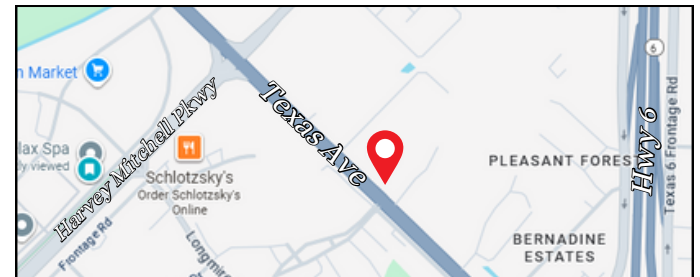
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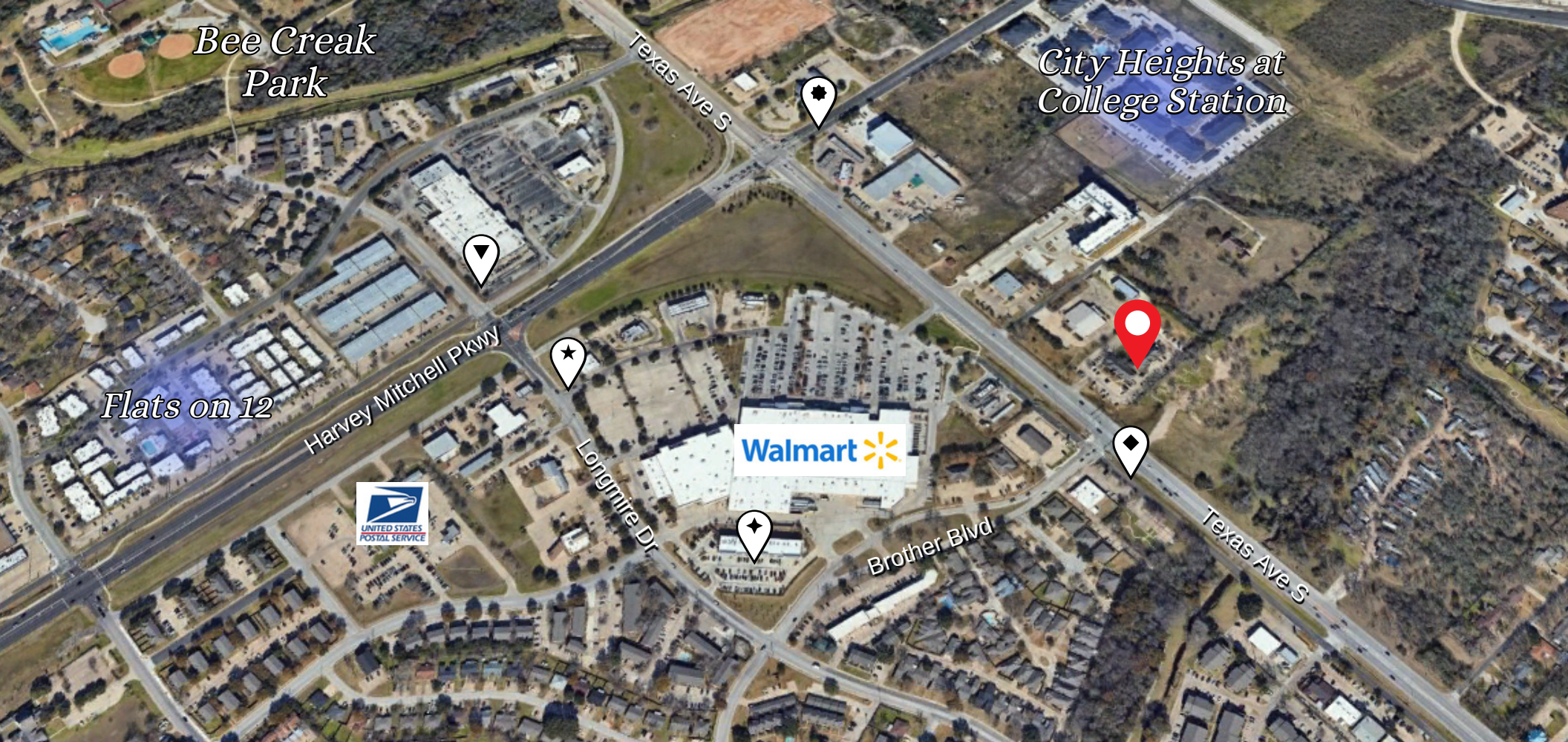
PROPERTY HIGHLIGHTS

- +/- 2,170 SF Office in the Rosewood Professional Office Park Condos
- Formerly home to Brazos Valley Urgent Care
- Excellent location off Texas Ave near FM 2818 intersection
- Recently renovated in 2023 - ADA-Compliant entrance, sidewalks, and bathroom; new commercial-grade flooring downstairs, updated front desk/reception area, and fresh interior paint
- Ideal for medical practices, therapy offices, or other professional services.
- Exterior Maintenance Included: Grounds, water, parking, and exterior upkeep covered by condo association

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	10,638	89,754	169,622
Average Household Size	2.5	2.4	2.3
Average Household Income	\$49,020	\$46,347	\$46,474





SURROUNDING BUSINESSES



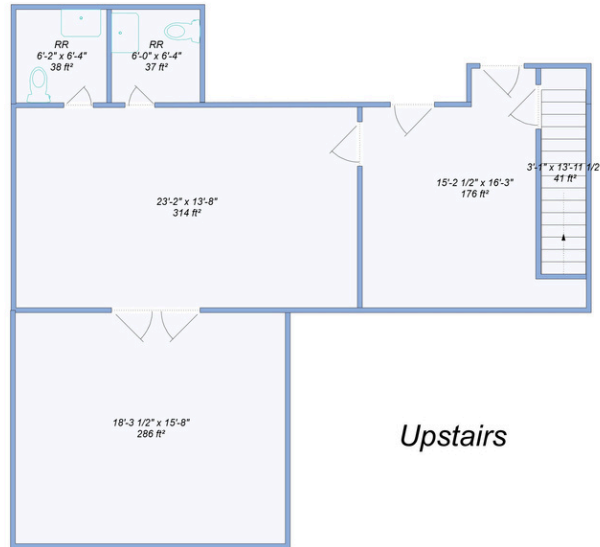
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- ◆ Heath Family Dentistry
- Abundant Life Family Practice
- Goodyear Auto Service
- Sonic
- Edward Jones Financial Advisor
- Swearingen Law Firm
- Memorial Funeral Chapel
- O'Reilly Auto Parts
- ◆ 1541 Pastries and coffee
- Ash Beauty & Brows
- Hair Station
- Blue Fin Sushi Fusion
- Kalon Hair Studio
- MediSpa

- Thrive Fitness Studio
- Level Up Cuts
- Tina Sam Nails
- Brazos Valley Credit Union
- Prosperity Bank
- ★ Schlotzsky's
- Texaco College Station
- Sevcik's Service Center
- ▼ Aggieland Scuba
- Cook N' Grow
- Sign Express
- The Pool Guy
- Texas Document Solutions
- J2 Construction

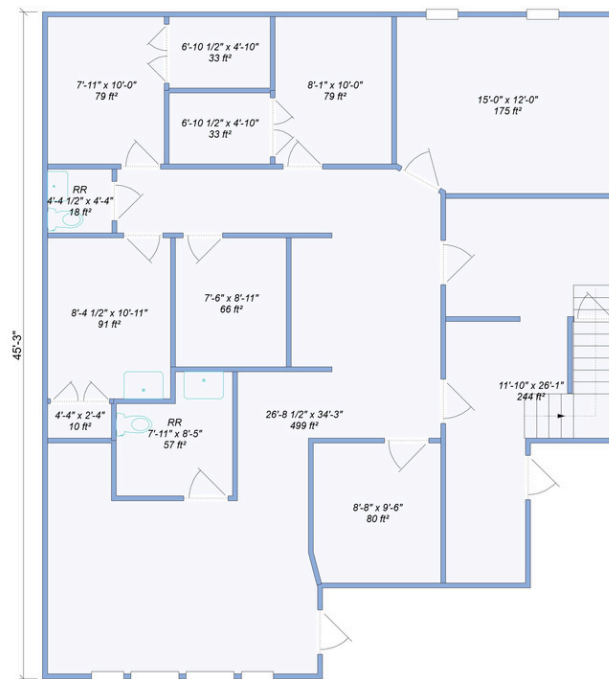
- RC Pharmacy
- Caprock Construction
- Artisan Plumbing
- Lewis Refrigeration
- AutoZone Auto Parts
- Tractor Supply Co
- Heart of Goodwill
- BCS Asian Market
- Domino's Pizza
- ◆ Truist Bank
- Dougherty Dental Group
- U-Haul Moving and Storage
- Midas
- Lapels Laundromat

FLOOR PLAN



Upstairs

**Dimensions are approximate*



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*For more information
contact:*

Emily Schuler

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College Station, TX 77845

**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.

Clark Isenhour Real Estate Services, LLC	8999919	frontdesk@clarkisenhour.com	9792686840
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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emily Schuler	593745	emily@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date