

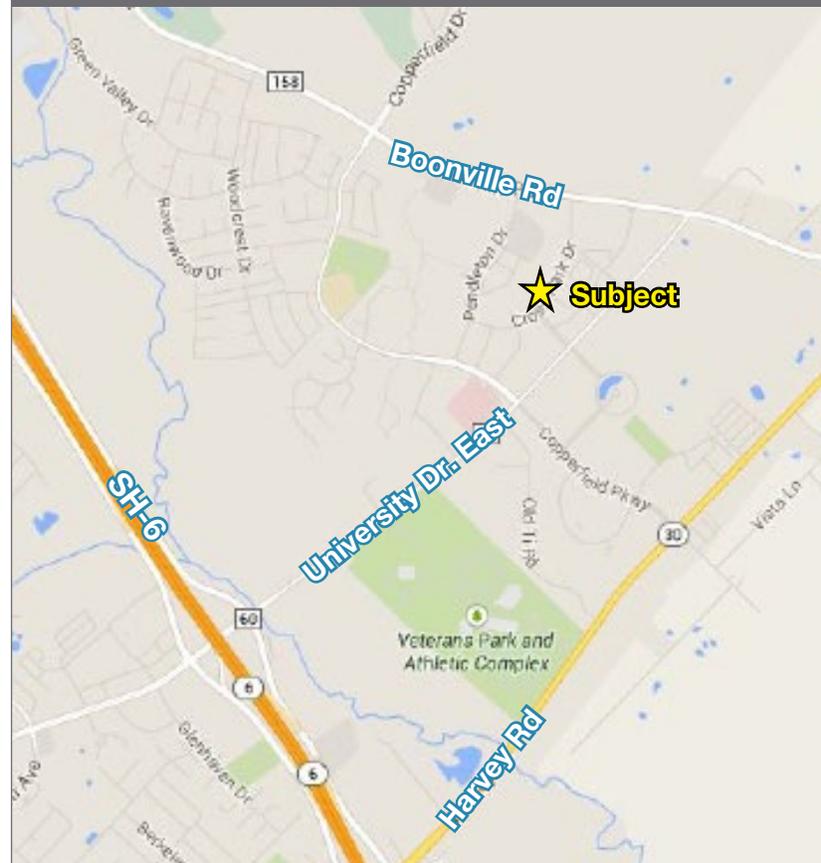


PROPERTY FOR SALE

PROPERTY FEATURES

- 3 Acres in master planned Park Hudson subdivision, shovel-ready for office development
- Excellent access and convenient to the entire community, Bryan/ College Station & Texas A&M University
- Fully platted and surveyed with all utilities available
- Creek & trees along the back provide a buffer for a campus-like office environment

Offered for Sale:
\$395,000 (\$3.00/SF)



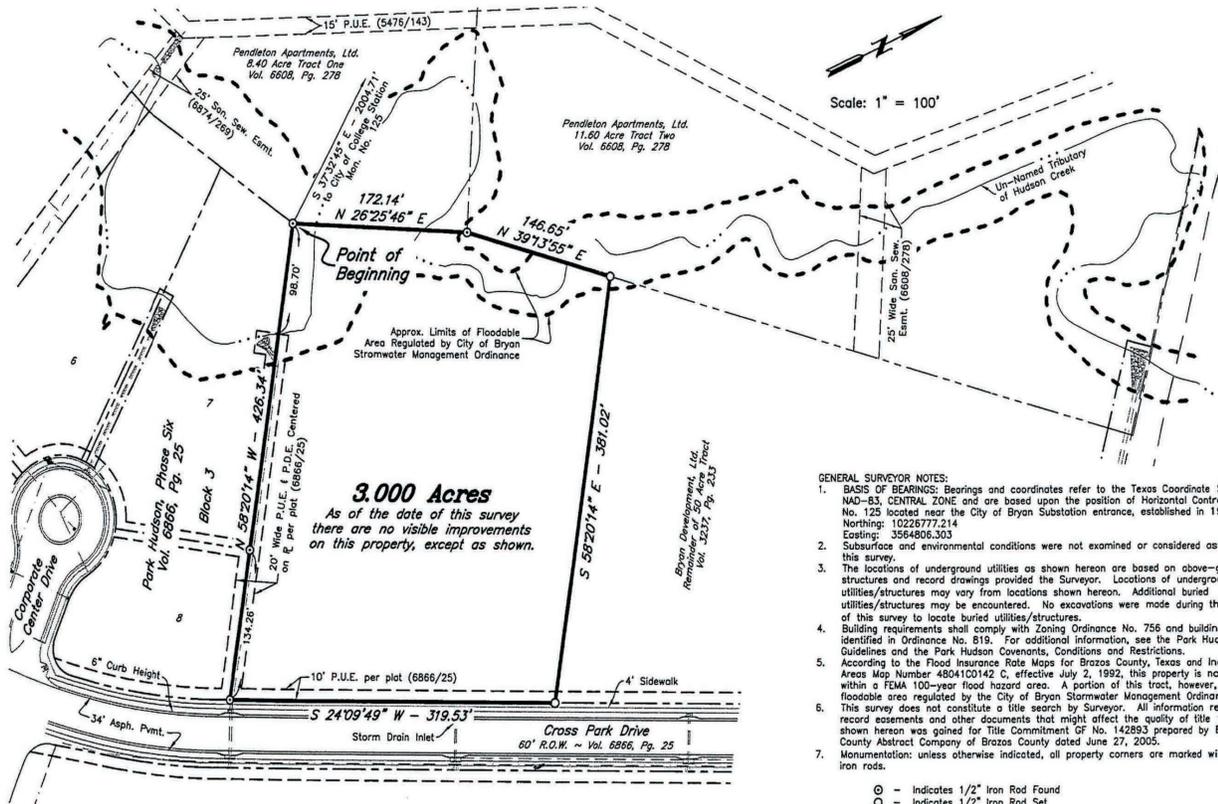
Aerial



PROPERTY PHOTOS



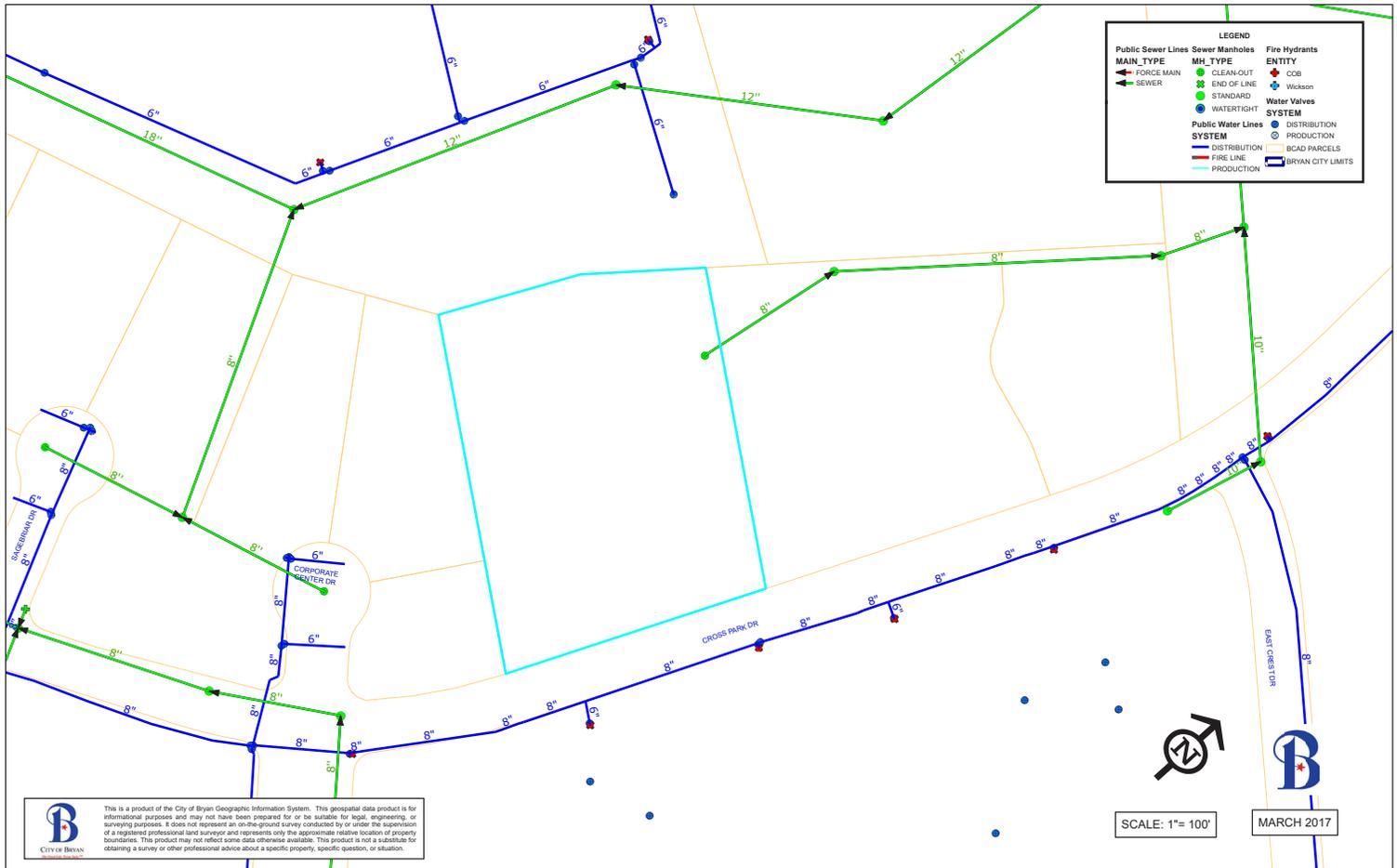
SURVEY



3.000 Acres
As of the date of this survey
there are no visible improvements
on this property, except as shown.

- GENERAL SURVEYOR NOTES:
1. BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1984. Northing: 10226777.214 Easting: 3564806.303
 2. Subsurface and environmental conditions were not examined or considered as a part of this survey.
 3. The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the Surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
 4. Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 619. For additional information, see the Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
 5. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective July 2, 1992, this property is not located within a FEMA 100-year flood hazard area. A portion of this tract, however, is within a floodable area regulated by the City of Bryan Stormwater Management Ordinance.
 6. This survey does not constitute a title search by Surveyor. All information regarding record assessments and other documents that might affect the quality of title to tract shown hereon was gained for Title Commitment GF No. 142893 prepared by Brazos County Abstract Company of Brazos County dated June 27, 2005.
 7. Monumentation: unless otherwise indicated, all property corners are marked with 1/2-inch iron rods.
 - - Indicates 1/2" Iron Rod Found
 - - Indicates 1/2" Iron Rod Set
 8. Abbreviations:
 - P.U.E. - Public Utility Easement
 - P.D.E. - Public Drainage Easement

CITY UTILITY MAP





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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:
 - 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.

CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOUR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date _____

Clark Isenhour Real Estate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

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