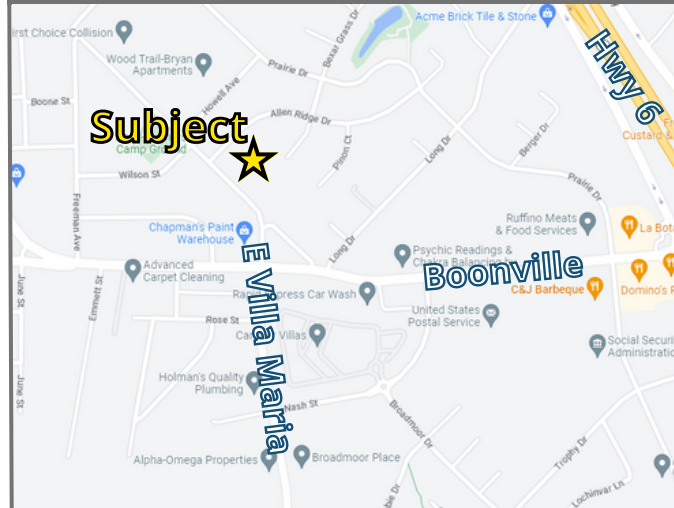




PROPERTY FEATURES

- 1,742 SF of office space available
- 8 private offices, 10 built-in cubicle spaces, and entryway receptionist desk
- Less than 1 mile to Downtown Bryan and St. Joseph Medical Center
- Less than half a mile to Blinn Junior College
- Quick and easy access to Hwy 6
- Surrounded by residential developments

OFFICE FOR LEASE



Offered for Lease:
\$19/SF/YR - NNN



FOR LEASE

3016 E Villa Maria

BRYAN TEXAS 77802

For more information, please contact:

Blake Baumann

979.268.6840

blake@clarkisenhour.com

PROPERTY PHOTOS





FOR LEASE

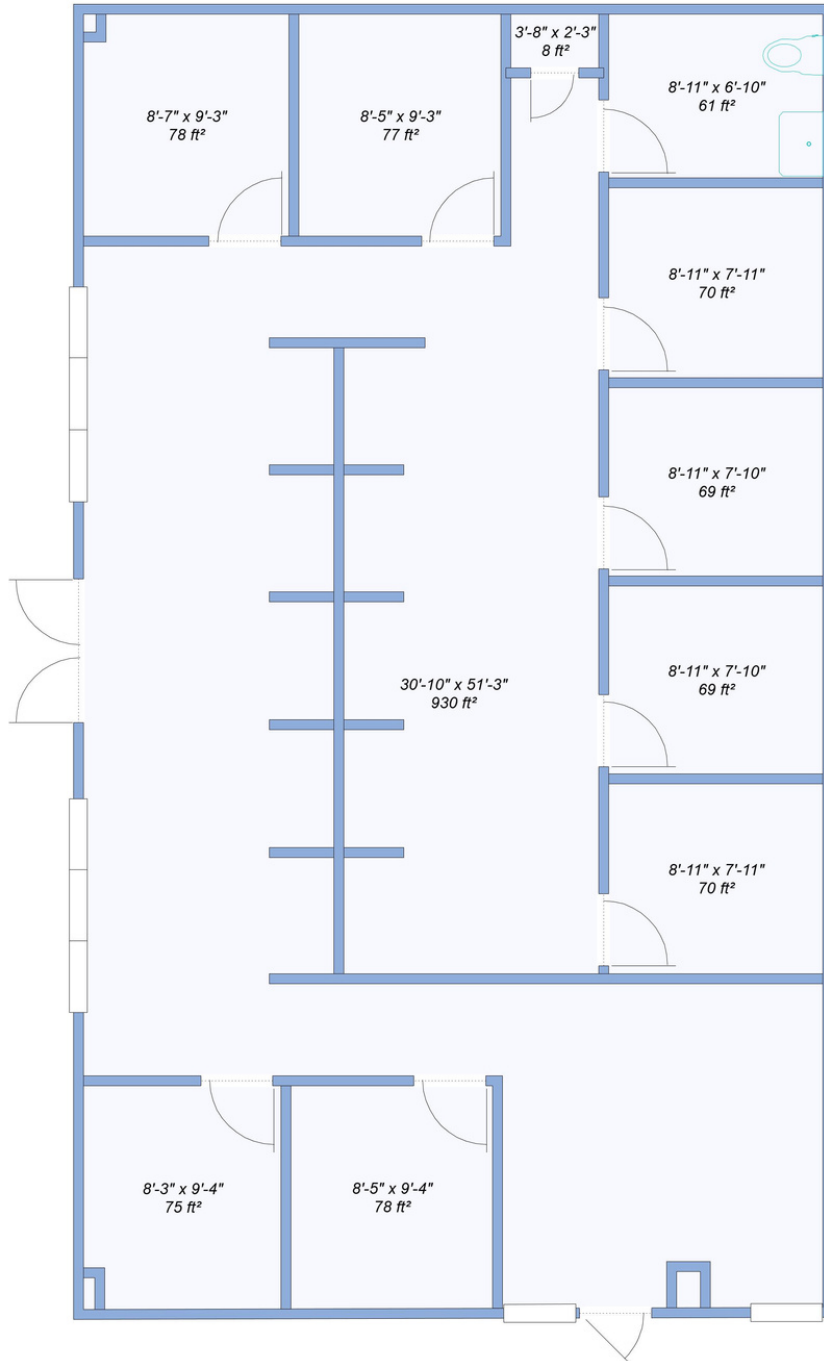
3016 E Villa Maria

BRYAN TEXAS 77802

For more information, please contact:

Blake Baumann
979.268.6840
blake@clarkisenhour.com

FLOORPLAN





AERIAL





RETAIL MAP





DEMOGRAPHIC INFORMATION

1 miles

KEY FACTS

9,960

Population



Average Household Size

34.2

Median Age

\$56,940

Median Household Income

62,012

Population



Average Household Size

31.2

Median Age

\$57,071

Median Household Income

130,984

Population



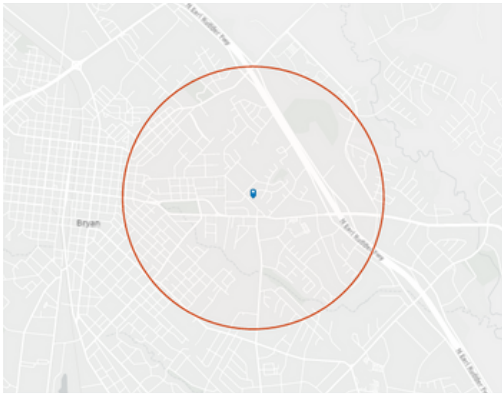
Average Household Size

25.5

Median Age

\$53,198

Median Household Income



EDUCATION

14%

No High School Diploma



26%

High School Graduate



31%

Some College



29%

Bachelor's/Grad/Pr of Degree

INCOME



\$56,940

Median Household Income



\$30,065

Per Capita Income



\$88,208

Median Net Worth

EMPLOYMENT

59.7%

White Collar



23.9%

Blue Collar

16.4%

Services

3.4%

Unemployment Rate

3 miles

KEY FACTS

62,012

Population



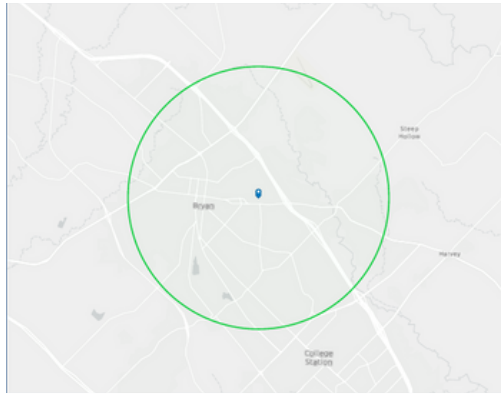
Average Household Size

31.2

Median Age

\$57,071

Median Household Income



EDUCATION

17%

No High School Diploma



26%

High School Graduate



27%

Some College



30%

Bachelor's/Grad/Pr of Degree

INCOME



\$57,071

Median Household Income



\$29,375

Per Capita Income



\$67,781

Median Net Worth

EMPLOYMENT

53.5%

White Collar



28.1%

Blue Collar

18.4%

Services

5.0%

Unemployment Rate

5 miles

KEY FACTS

130,984

Population



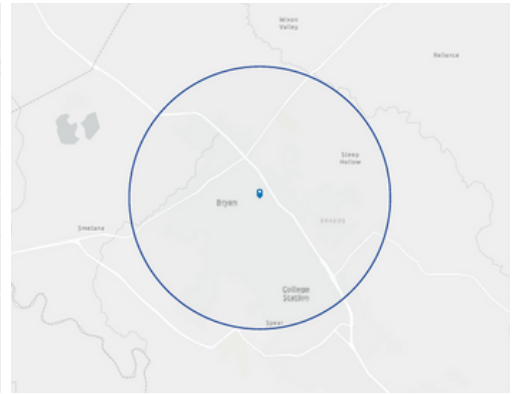
Average Household Size

25.5

Median Age

\$53,198

Median Household Income



EDUCATION

14%

No High School Diploma



23%

High School Graduate



26%

Some College



37%

Bachelor's/Grad/Pr of Degree

INCOME



\$53,198

Median Household Income



\$27,638

Per Capita Income



\$27,314

Median Net Worth

EMPLOYMENT

58.0%

White Collar



23.4%

Blue Collar

18.6%

Services

4.8%

Unemployment Rate



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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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
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date