

New Roof and HVAC
Installation in September!



FOR SALE/LEASE

51,185 SF
\$9,750,000 or
\$18/SF/YR

3101
University
Dr E

Bryan, TX 77802

CLARK
ISENHOUR
Real Estate Services, LLC

*Emily Schuler
Howard Mayne*



OVERVIEW

 **3101 University Dr E**
Bryan, TX 77802

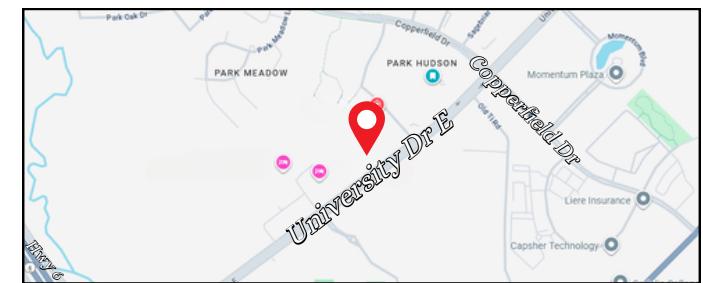
PROPERTY HIGHLIGHTS

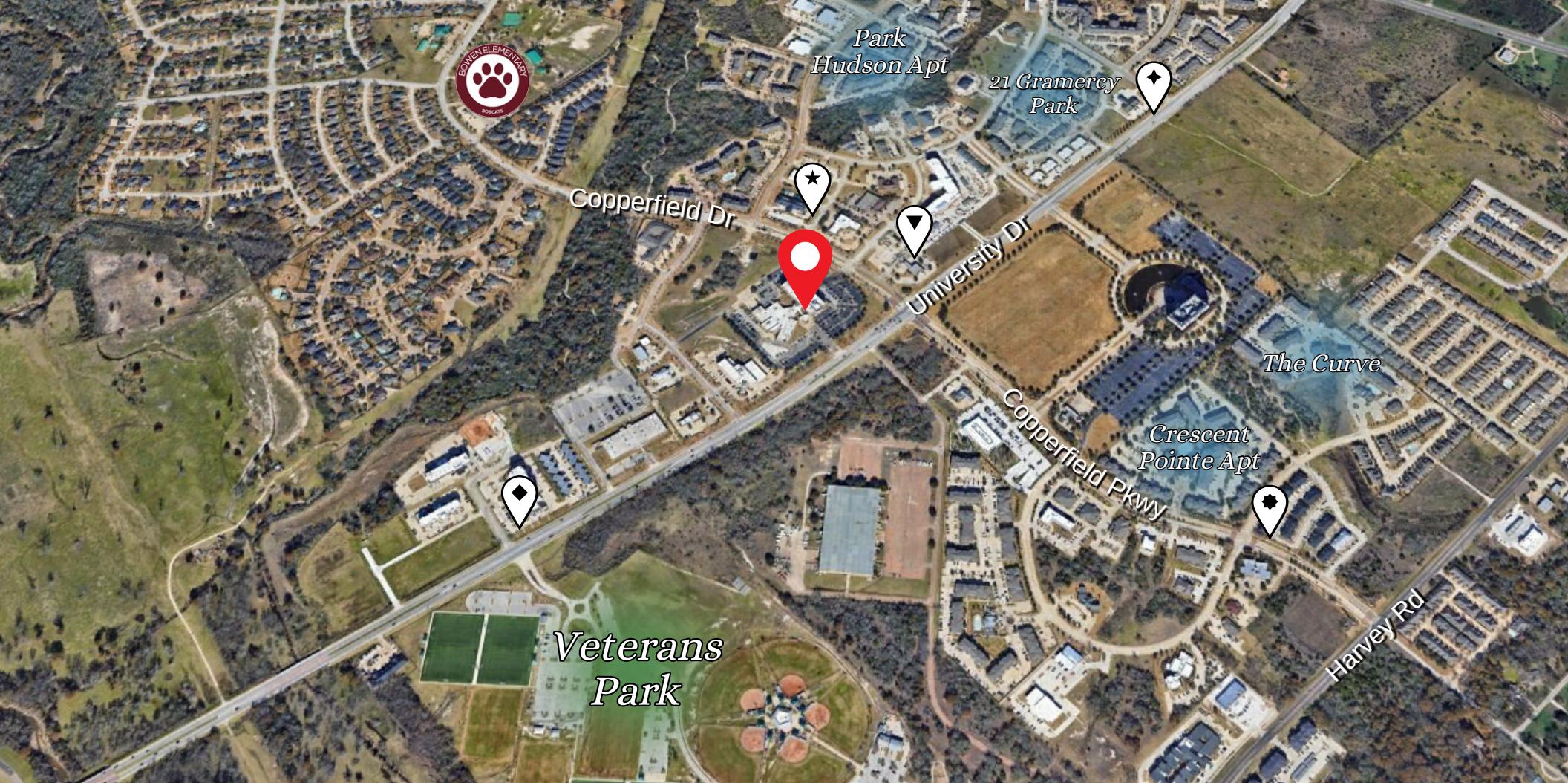
Expansive former call center, offering over 51,000 square feet of usable space with:

- Flexible Zoning - Ideal for many commercial or institutional uses
- Ample Parking - Over 500 parking spaces to accommodate large gatherings
- Room to Grow - Plenty of space for future expansion
- Subdividable - Owner is open to dividing the space for multiple tenants

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	5,319	52,989	147,182
Average Household Size	1.8	2.1	2.2
Average Household Income	\$65,115	\$52,068	\$47,247





SURROUNDING BUSINESSES

3101 University Dr E
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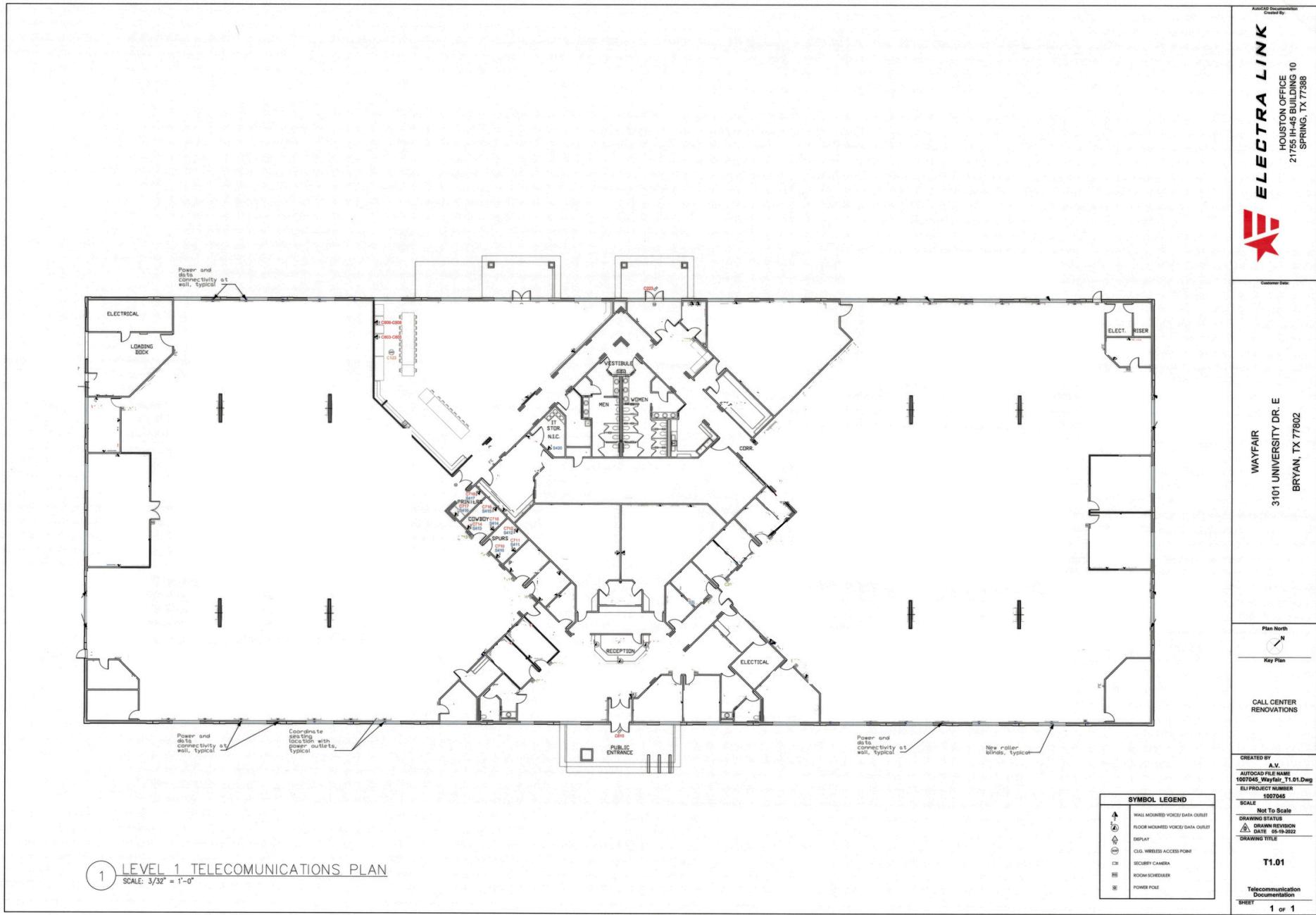
★ The Payne Law Group
Service Insurance Group
Reece Homes
Ernst Dental Centre
James Stonecipher
Advanced Care Endodontics
Thornton Dental
Kidde Academy of Bryan
Fountain Place
South Land Title
Prosperity Bank
Texas Regional Eye Center

◆ Starbucks
TXB Convenience Store
Wellman Insurance
Johnson Dentistry
Integrity Urgent Care
Effective Massage Therapy
Kory Gil Sports Medicine
Restore Hyper Wellness
Brazos Valley Dermatology
Jefferson Custom Homes
Laura's Custom Framing
Specialties Photography

Lisam Systems
Citizens Bank
At Home Properties
TM5 Properties
Hilton Garden Inn
Holiday Inn Express
Hernandez Law Firm
▼ Prosperity Bank
Lawyers Title Company
Scasta Family Dentistry
J&S Studies, Inc
Paradowski Law
Casper Technology
American Momentum Bank

◆ BCS Pain Clinic
Beal Properties
The Dunlap Group
Capital Title of Texas
HOTWORX
◆ Thompson, Derrig & Craig
Lawyers Title Company
Scasta Family Dentistry
J&S Studies, Inc
Paradowski Law
Casper Technology
Northwestern Mutual

FLOOR PLAN







*For more information
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Bryan, TX 77802*





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
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
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 _____