

New Roof and HVAC  
Installation in September!

*FOR LEASE*

51,185 SF  
\$18/SF/YR

3101  
University  
Dr E

Bryan, TX 77802



*Emily Schuler  
Howard Mayne*





## OVERVIEW



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

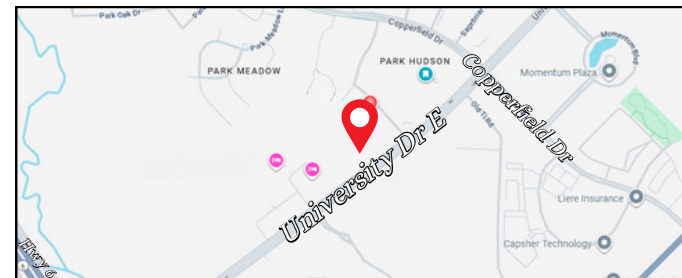
## PROPERTY HIGHLIGHTS

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

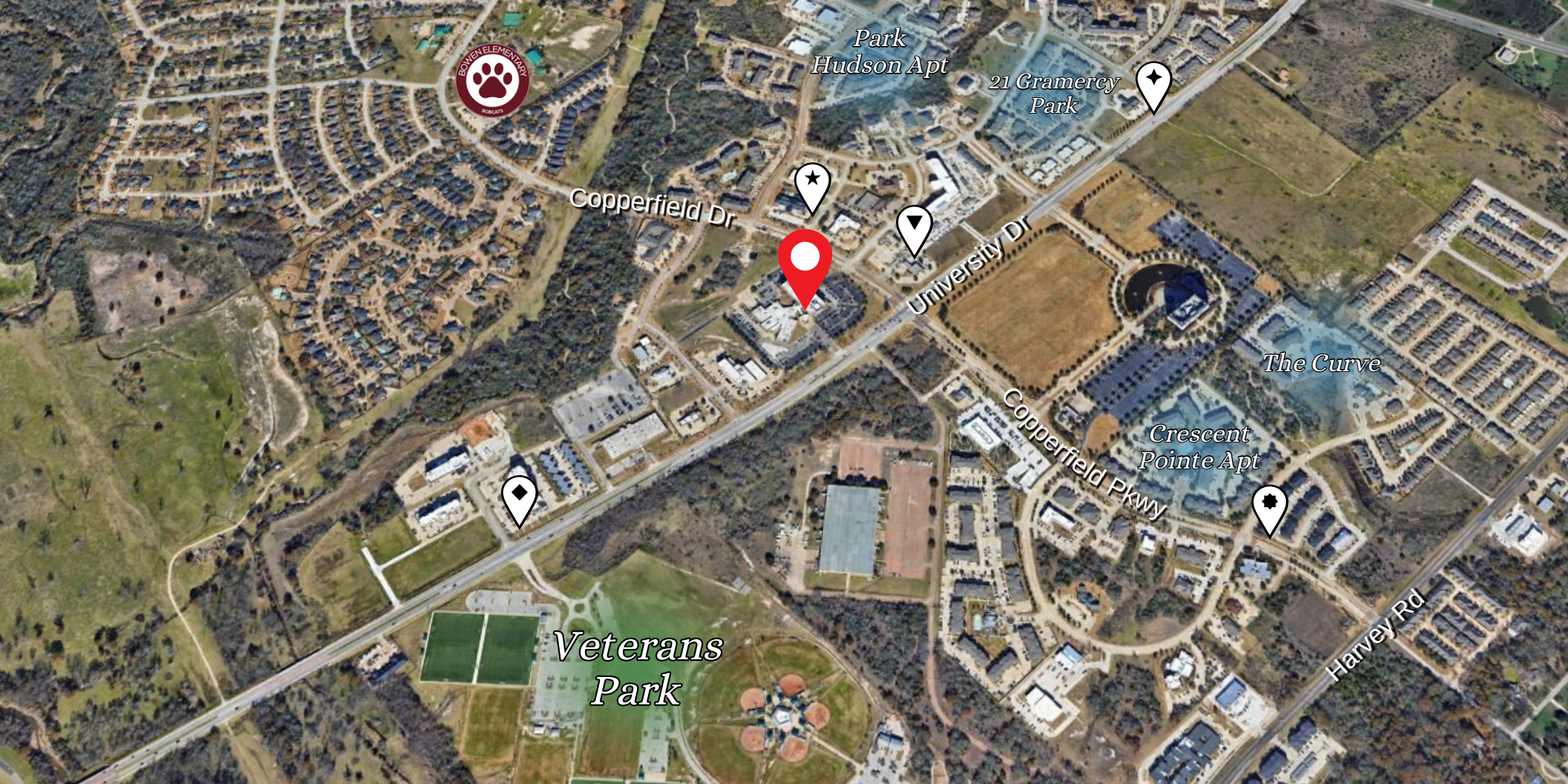
- Flexible Zoning - Ideal for many commercial or institutional uses
- Ample Parking - Over 500 parking spaces to accommodate large gatherings
- Room to Grow - Plenty of space for future expansion
- Subdividable - Owner is open to dividing the space for multiple tenants

## 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**  
Bryan, TX 77802

★ 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

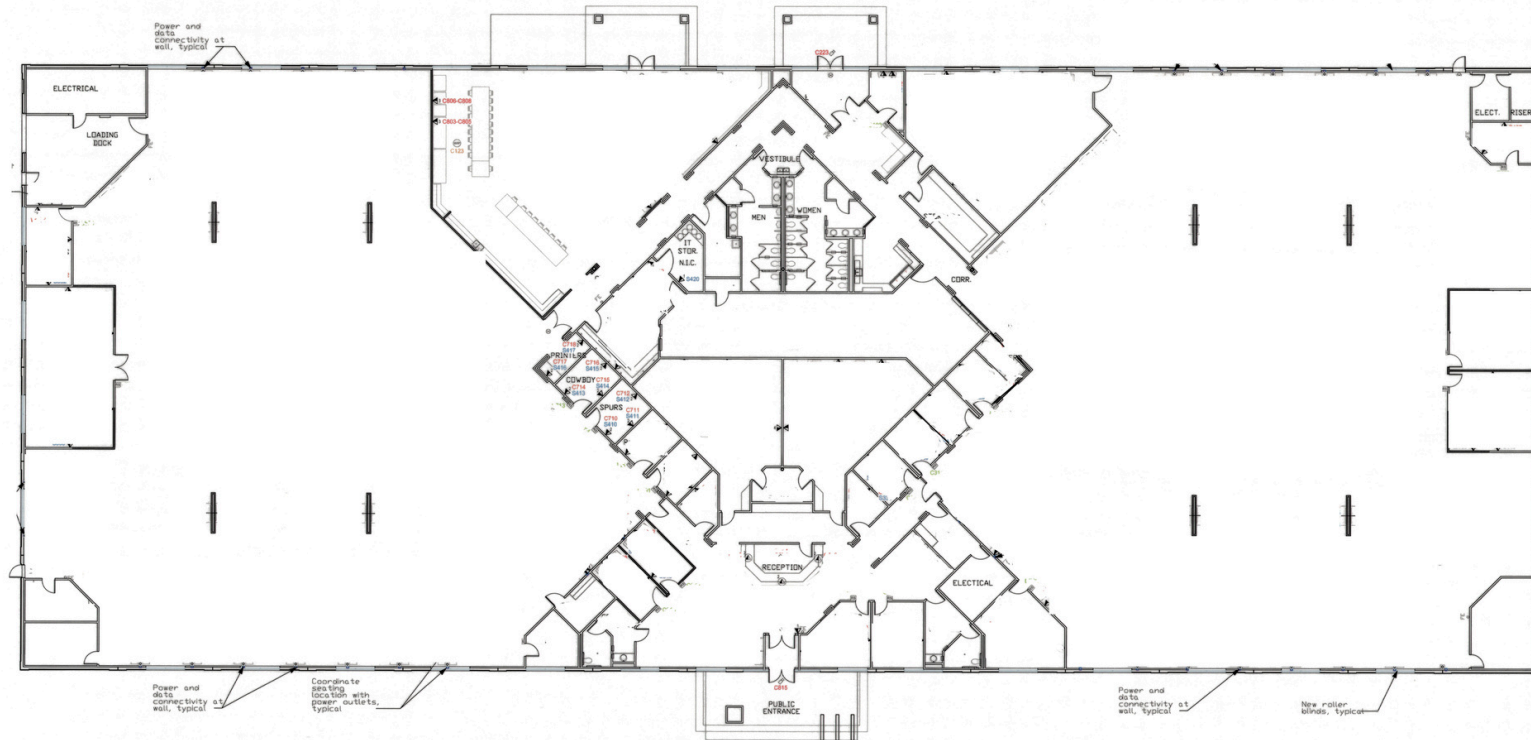
◆ Starbucks  
TXB Convenience Store  
Wellman Insurance  
Johnson Dentistry  
Integrity Urgent Care  
Effective Massage Therapy  
Kory Gil Sports Medicine  
Restore Hyper Wellness  
Brazos Valley Dermatology  
Jefferson Custom Homes  
Laura's Custom Framing  
Specialties Photography

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  
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



1 LEVEL 1 TELECOMMUNICATIONS PLAN  
SCALE: 3/32" = 1'-0"

| SYMBOL LEGEND |                                  |
|---------------|----------------------------------|
|               | WALL MOUNTED VOICE/ DATA OUTLET  |
|               | FLOOR MOUNTED VOICE/ DATA OUTLET |
|               | DISPLAY                          |
|               | CABLE WIRELESS ACCESS POINT      |
|               | SECURITY CAMERA                  |
|               | ROOM SCHEDULER                   |
|               | POWER POLE                       |

**ELECTRA LINK**  
HOUSTON OFFICE  
21755 IH-45 BUILDING 10  
SPRING, TX 77388



Customer Data  
**WAYFAIR**  
3101 UNIVERSITY DR. E  
BRYAN, TX 77802

Plan North  
Key Plan  
CALL CENTER RENOVATIONS

CREATED BY: A.V.  
AUTOCAD FILE NAME: 1007045\_Wayfair\_T1.01.Dwg  
ELI PROJECT NUMBER: 1007045  
SCALE: Not To Scale  
DRAWING STATUS: DRAWN REVISION  
DATE: 05-19-2022  
DRAWING TITLE: T1.01  
Telecommunication Documentation  
SHEET 1 OF 1











*For more information  
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*3101 University Dr E*  
Bryan, TX 77802

**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<br>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/<br>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