



**FOR LEASE**

**3601 State Hwy 21 E**

BRYAN, TEXAS 77808

For more information, please contact:

**Scott Lovett**  
979.224.3721  
scott@clarkisenhour.com

**Matt Bathe**  
979.268.6840  
matt@clarkisenhour.com



## PROPERTY FEATURES

- Fantastic location! 14,600 SF Office/Warehouse property on +/- 2.4 acres near Hwy 6 and Hwy 21 intersection!
- Excellent access and visibility from Hwy 21, with rear access to Old Kurten Rd and good circulation throughout the property!
  - Building 1 – 5,000 SF office/shop with three drive-thru bays
    - 900 SF of office buildout
    - Six grade-level 12' X 14' OH doors
    - 16' Eave Height
    - One maintenance pit
  - Building 2 – 4,800 SF warehouse with two grade-level 12' X 14' OH doors, single office and restroom
  - Building 3 – 4,800 SF warehouse with two 12' X 14' OH doors, one truck well and one restroom
- Tall lighted pylon sign on Hwy 21
- 27,881 vehicles per day on Hwy 21 (AADT 2023)

## OFFICE/WAREHOUSE FOR LEASE



**Offered for Lease:**  
**\$16,000/MO NNN**



## PROPERTY PHOTOS





**FOR LEASE**

**3601 State Hwy 21 E**

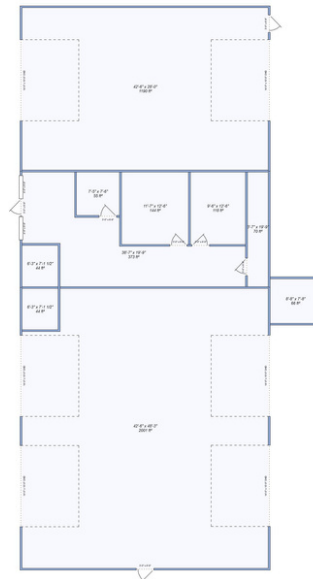
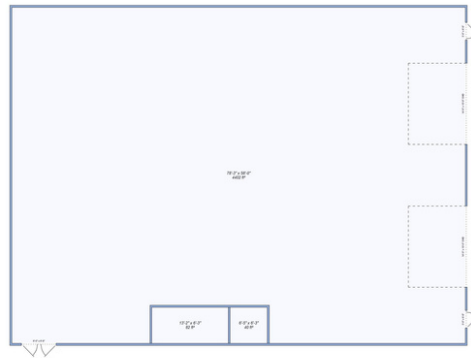
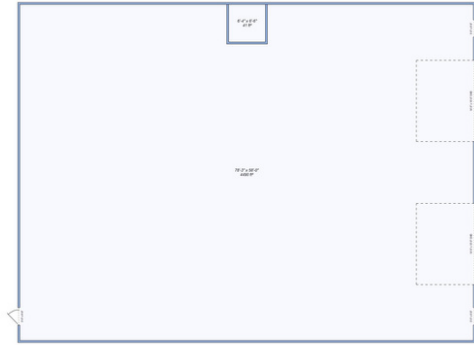
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**FLOORPLAN**

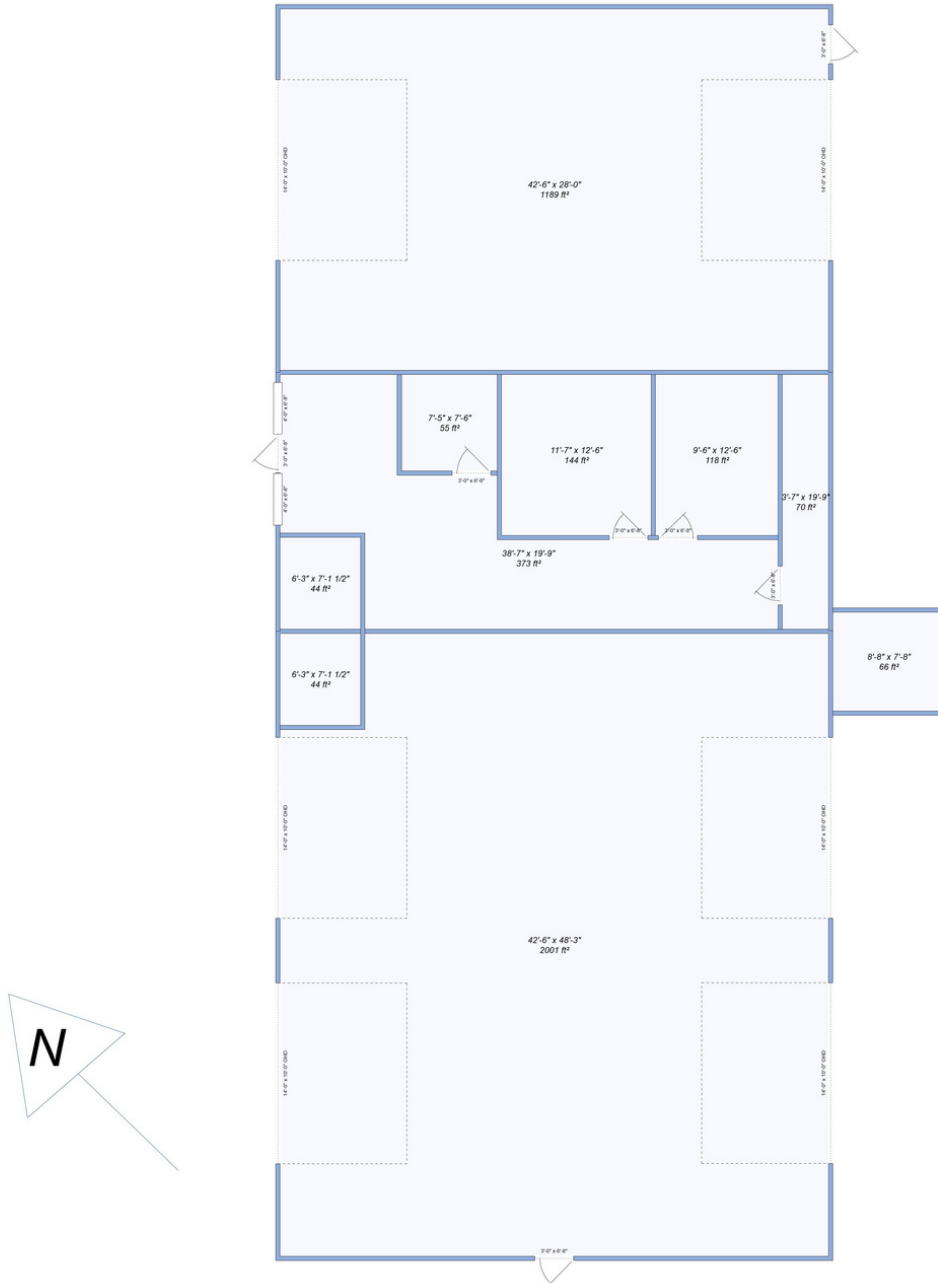


*\*Dimensions are approximate*



**FLOORPLAN**  
Bldg A

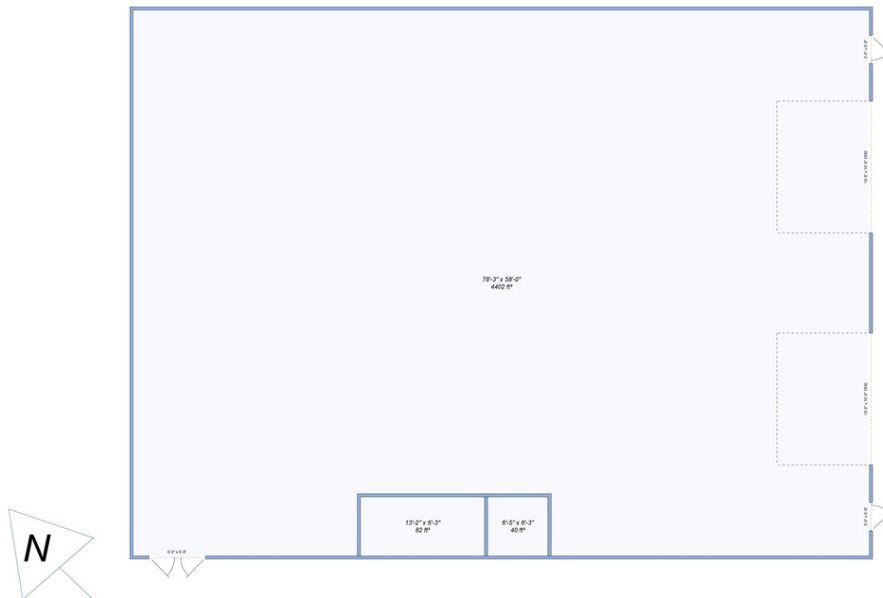
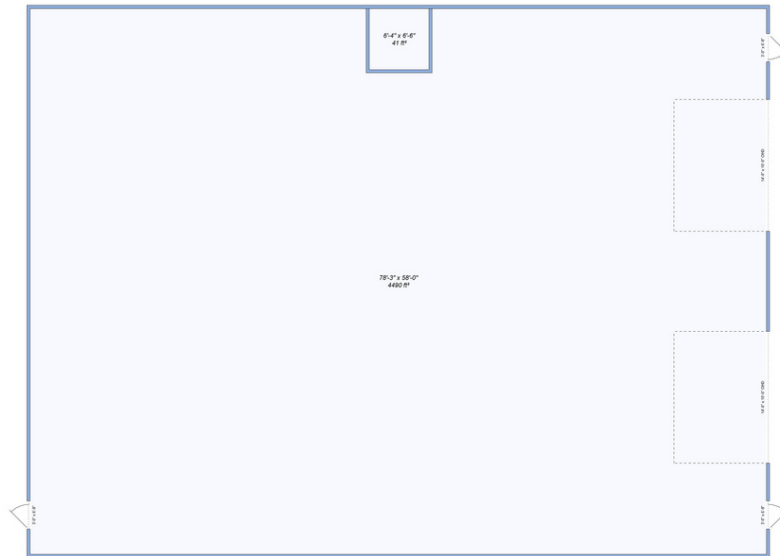
***\*Dimensions are approximate***





**FLOORPLAN**  
**Bldgs B & C**

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**SURROUNDING BUSINESSES**



**Driving Directions**

From the intersection of State Hwy 21 and State Hwy 6 (east frontage road) head East on State Hwy 21. Go approx. 1750 feet and property will be on your right





**DEMOGRAPHIC INFORMATION**

**1 mile**

KEY FACTS

2,670

Population

34.2

Median Age

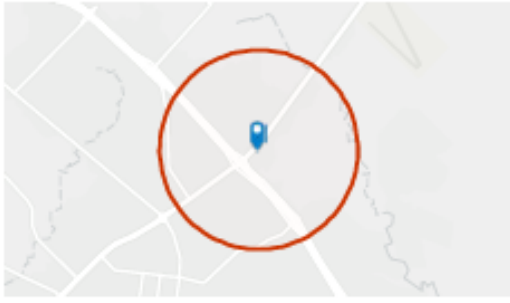


2.8

Average Household Size

\$38,218

Median Household Income



EDUCATION

18%

No High School Diploma



34%

High School Graduate



29%

Some College



19%

Bachelor's Graduate

EMPLOYMENT

White Collar 50.4%

Blue Collar 30.9%

Services 18.8%

6.3%

Unemployment Rate

INCOME



\$38,218

Median Household Income



\$20,421

Per Capita Income



\$96,197

Median Net Worth

**3 miles**

KEY FACTS

40,499

Population

33.0

Median Age

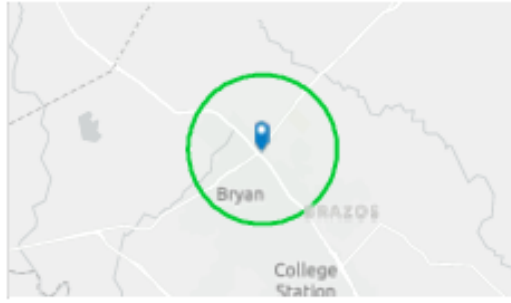


2.7

Average Household Size

\$51,613

Median Household Income



EDUCATION

18%

No High School Diploma



31%

High School Graduate



25%

Some College



26%

Bachelor's Graduate

EMPLOYMENT

White Collar 50.9%

Blue Collar 30.2%

Services 18.9%

5.5%

Unemployment Rate

INCOME



\$51,613

Median Household Income



\$27,525

Per Capita Income



\$93,807

Median Net Worth

**5 miles**

KEY FACTS

88,045

Population

30.6

Median Age

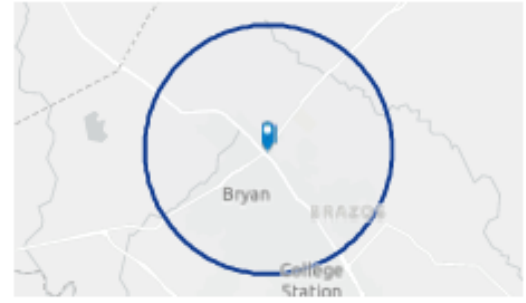


2.5

Average Household Size

\$50,141

Median Household Income



EDUCATION

15%

No High School Diploma



28%

High School Graduate



24%

Some College



33%

Bachelor's Graduate

EMPLOYMENT

White Collar 55.4%

Blue Collar 25.2%

Services 19.4%

4.5%

Unemployment Rate

INCOME



\$50,141

Median Household Income



\$28,388

Per Capita Income



\$59,040

Median Net Worth



**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.

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
Scott Lovett	657747	scott@clarkisenhour.com	9792243721
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date