

FOR SALE

\$540,000

4,000 SF

NOI - \$48,220

Cap Rate - 8.8%

408/410
W Carson
Street

Bryan, TX 77801

OPEN



COOKIES

CUPCAKES

CUSTOM
CAKES

CLARK
ISENHOUR
Real Estate Services, LLC




*Matt Bathe
Scott Lovett*



**Boundary lines are approx*

OVERVIEW

 **408/410 W Carson St**
Bryan, TX 77801

INVESTMENT HIGHLIGHTS

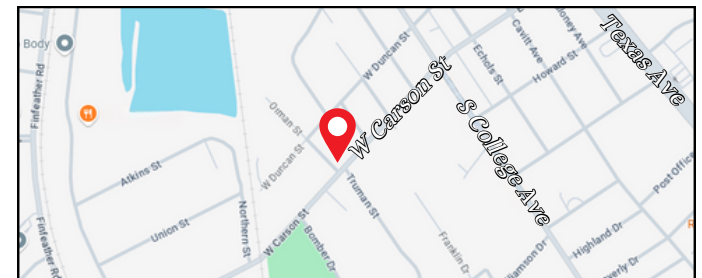
- Price - \$540,000
- NOI - \$48,220
- Cap Rate - 8.8%
- NNN Lease

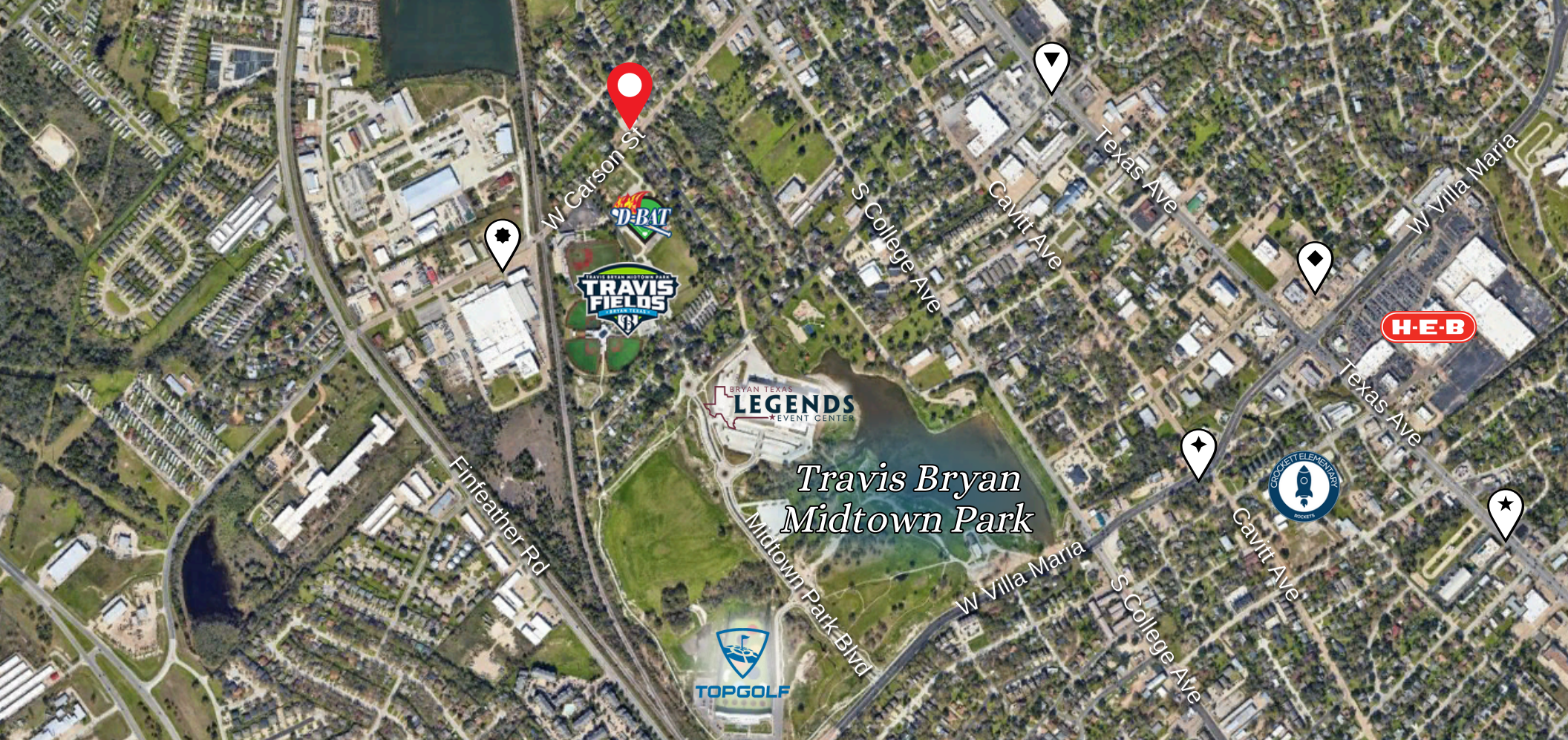
PROPERTY HIGHLIGHTS

- Versatile 4,000 SF +/- commercial/retail space with warehouse area and 1,290 SF +/- climate controlled
- Midtown Corridor Zoning
- .34 acre site
- Located near Legends Park in Midtown Development of Bryan
- Contact broker for lease information

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	10,222	80,618	160,110
Average Household Size	2.6	2.4	2.4
Average Household Income	\$50,206	\$50,346	\$48,209





SURROUNDING BUSINESSES



408/410 W Carson St
Bryan, TX 77801

▼ Dollar General
O'Reilly Auto Parts
King Dollar
Cici's Pizza
Buddy's Home Furnishings
AlphaGraphics
FireStone Complete Auto Care
Dollar Floor Store
Bryan Pediatric Dentistry
Readfield Meats & Delit
Kettle Restaurant
Guaranty Bank & Trust
Prosperity Bank
First Financial Bank

◆ Walgreens
7 Brew Coffee
Jack in the Box
Starbucks
CVS
Dairy Queen
Marshalls
JoAnns
Five Below
McDonalds
Sally Beauty
Dollar Tree
UPS
Little Caesars

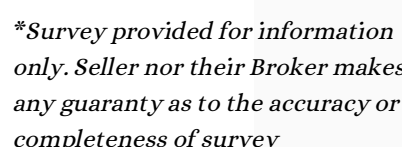
CVS
Dairy Queen
★ Whataburger
KFC
Babe's Doughnut Co
Valero
BCS Axe House
Koala Bakery & Cafe
Carter Burgers
Drews Car Wash
◆ Buppy's Catering
Shipley's Do-Nuts
Shipwreck Grill
Spa Lucia

Rivers Family Dentistry
Martin's Place
Carney's Pub & Grill
Farm Patch Produce Market
★ Krause's Paint & Body
Drago Supply
BTU Distribution Center
Master's Iron Work
Bryan Construction
Ryder Truck Maintenance
Marble Craft Coutertops
Bryan Auto Body
The Feed Barn
Aire Cool





SURVEY



**Survey provided for information only. Seller nor their Broker makes any guaranty as to the accuracy or completeness of survey*

*For more information
contact:*

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Downtown Bryan ↘

*408/410 W. Carson St
Bryan, TX 77801*

**CLARK
ISENHOUR**
Real Estate Services, LLC



**Boundary lines are approx*



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Charles Bathe	770632	matt@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date