



*FOR LEASE*

1,000-8,200 SF  
\$1,050-\$8,500/MO NNN

4242  
Koppe  
Bridge  
Suite 200

College Station, TX 77845



*Blake Baumann*





## OVERVIEW



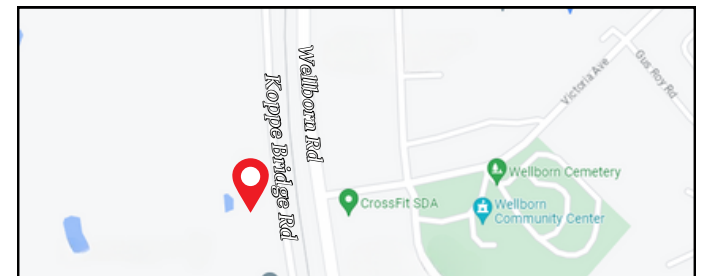
**4242 Koppe Bridge**  
College Station, TX 77845

## PROPERTY HIGHLIGHTS

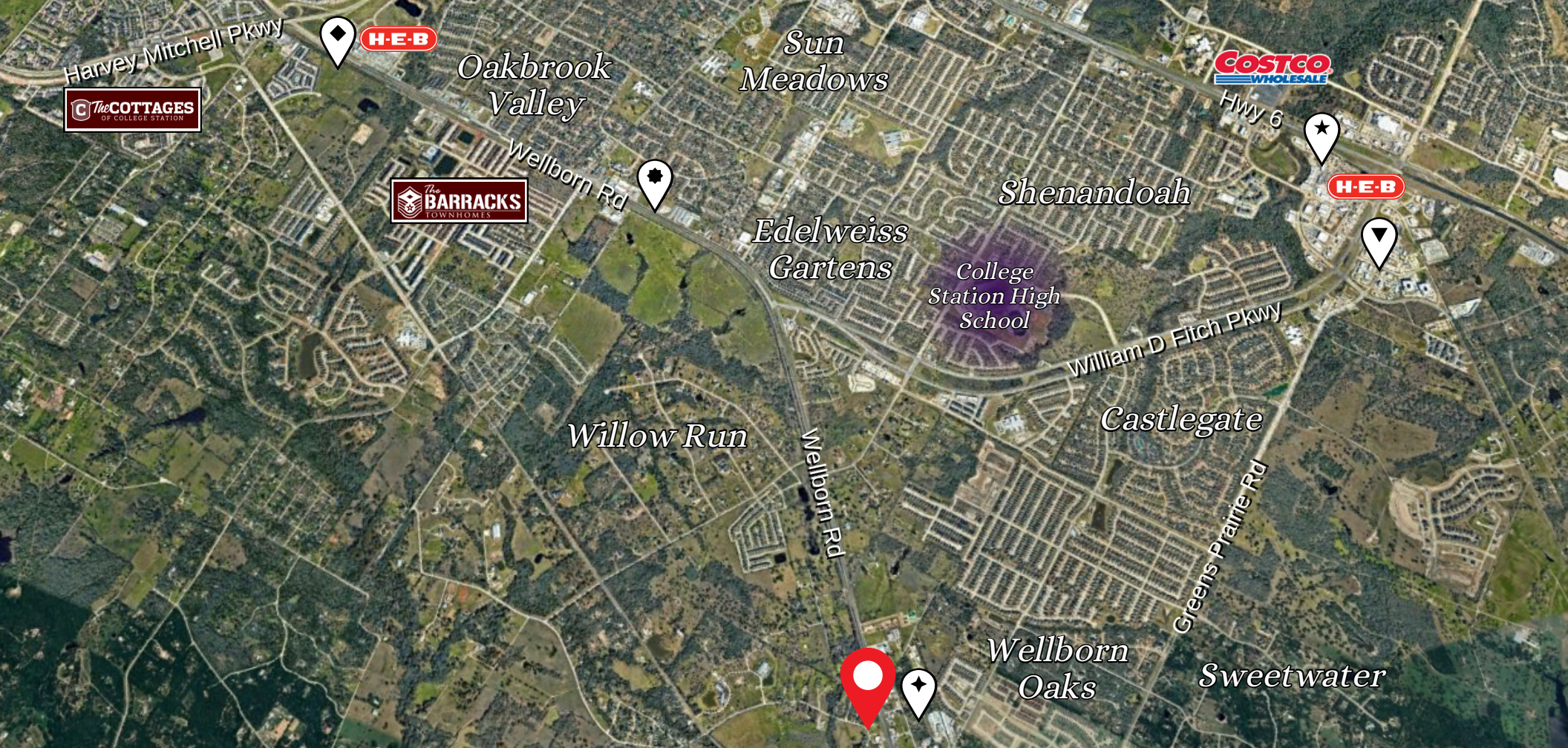
- Owner open to subdividing available space as needed  
1,000 - 8,200 SF
- 3,400 SF office space
- 4,800 SF warehouse space
- Good access to South College Station
- Only 10 minutes from College Station Tower Point Center!
- Less than 10-minute commute to both the College Station Tower Point Shopping Center and Jones Crossing Shopping Center

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	3,537	24,024	80,963
Average Household Size	3.0	2.9	2.6
Average Household Income	\$103,850	\$87,702	\$60,320







## SURROUNDING BUSINESSES



**4242 Koppe Bridge**  
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### ◆ USPS

TX Burger  
Hullabaloo Diner  
Landmark Landscape  
MAD Piez  
Summit Fire Group  
Chasing Tails Mobile Vet  
Sit Means Sit Training  
Cross Fit SDA  
Chevron

★ Little Caesars Pizza  
Sonic  
Potato Shack  
Chicken Express

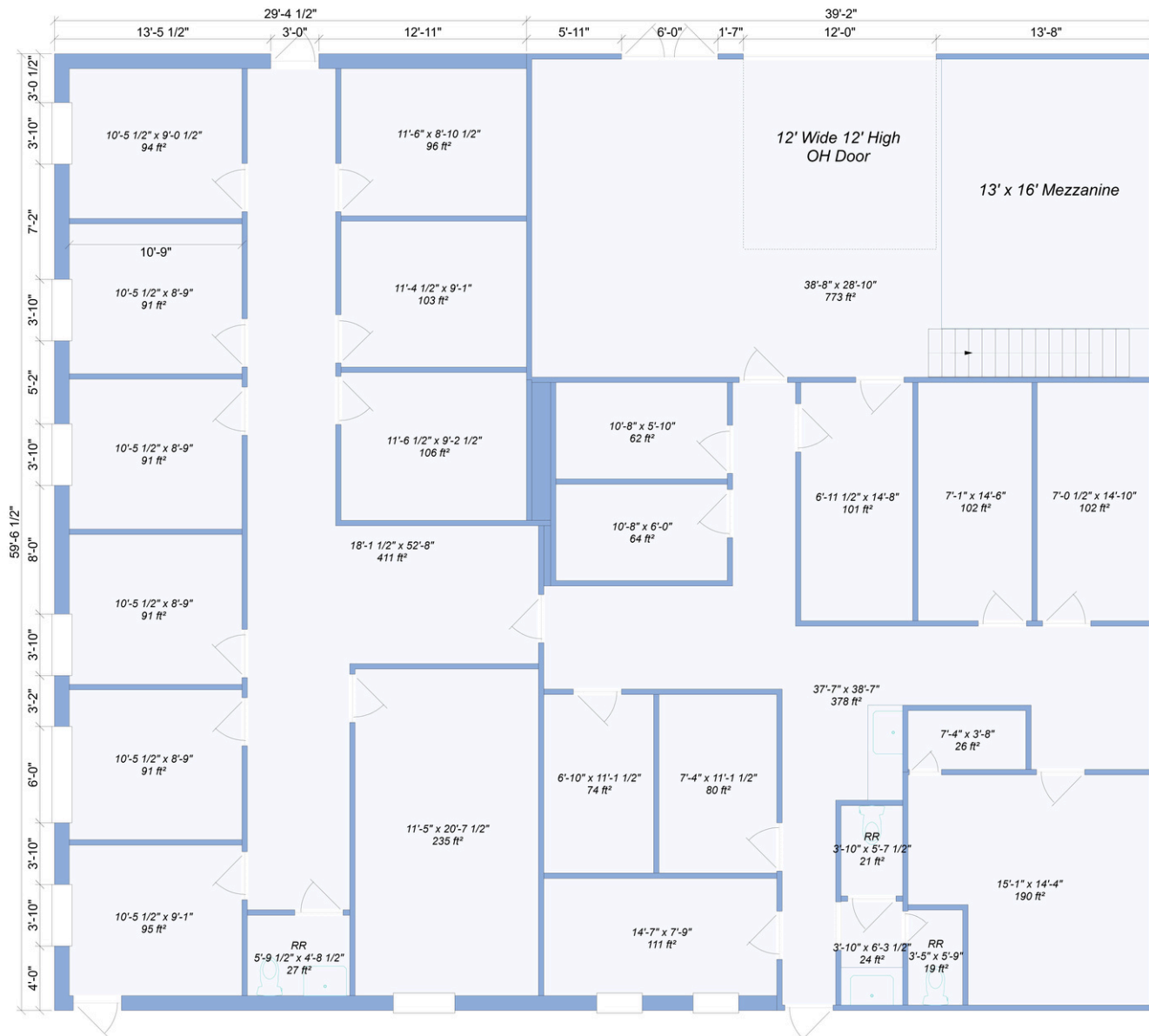
Dollar General  
Drew's Car Wash  
Prosperity Bank  
▼ Casa do Brasil  
Blue Baker  
RX Pizza  
La Bodega Baja Taco Bar  
Marfa Texas Kitchen  
Zaxby's  
Walgreens  
Taco Bell  
Starbucks  
1860 Italia  
Freddy's Steakburgers

Gold's Gym  
Shogun Japanese Grill  
★ PetSmart  
IHOP  
Gringos Mexican Kitchen  
Saltgrass Steak House  
Walk-On's  
Napa Flats Bistro  
Lowe's  
TaD's Louisiana Cooking  
Whataburger  
Chick-fil-a  
◆ SMOOSH Cookies  
Sports Clips

Chick-fil-A  
Zero Degrees  
Another Broken Egg Cafe  
Koppe Bridge Bar & Grill  
Crumbl  
Wingstop  
Jersey Mike's  
MOD Pizza  
Chicken Salad Chick  
Oishi Sushi Asian Fushion  
Urban Bird Hot Chicken  
Urgent Care  
Orange Theory  
I Heart Mac & Cheese



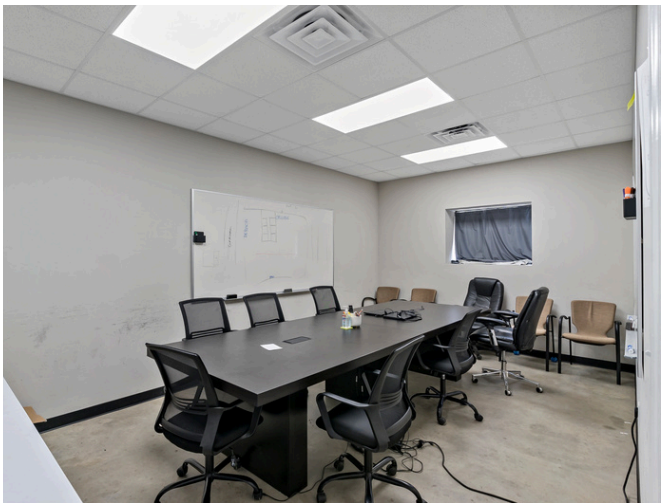
# FLOORPLAN




\*Dimensions are approximate











*For more information  
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College Station, TX 77845

**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.*

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
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

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