

Completion YE 2025!



FOR LEASE
2,867 SF
\$28/SF/YR NNN

4270
SH-6

College Station, TX 77845



Josh Isenhour

979.268.6840

josh@clarkisenhour.com



OVERVIEW



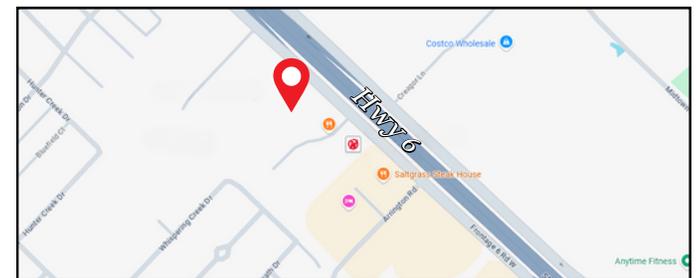
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PROPERTY HIGHLIGHTS

- New Class A office building on Hwy 6 in South College Station for lease
- Prominent 3 story building with high end finishes located directly to the north of Gringo's
- 2,867 SF rentable space available on the second floor
- Walk to adjoining restaurants, easy access to all of Tower Point including gyms and retail
- Join First National Bank of Central Texas in most likely the last true office building to be built in College Station north of Fitch.
- Construction completion expected YE 2025

CONTACT

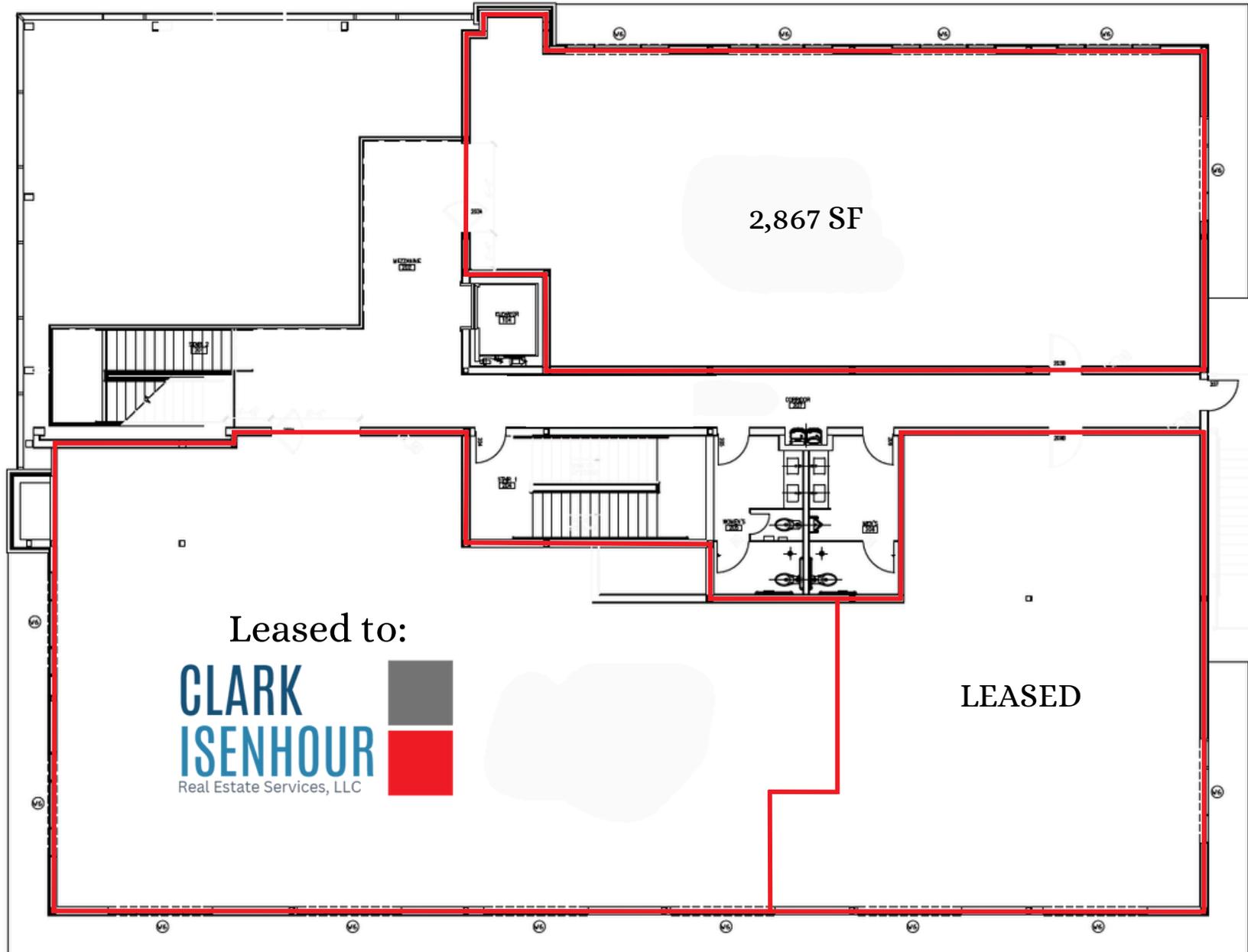
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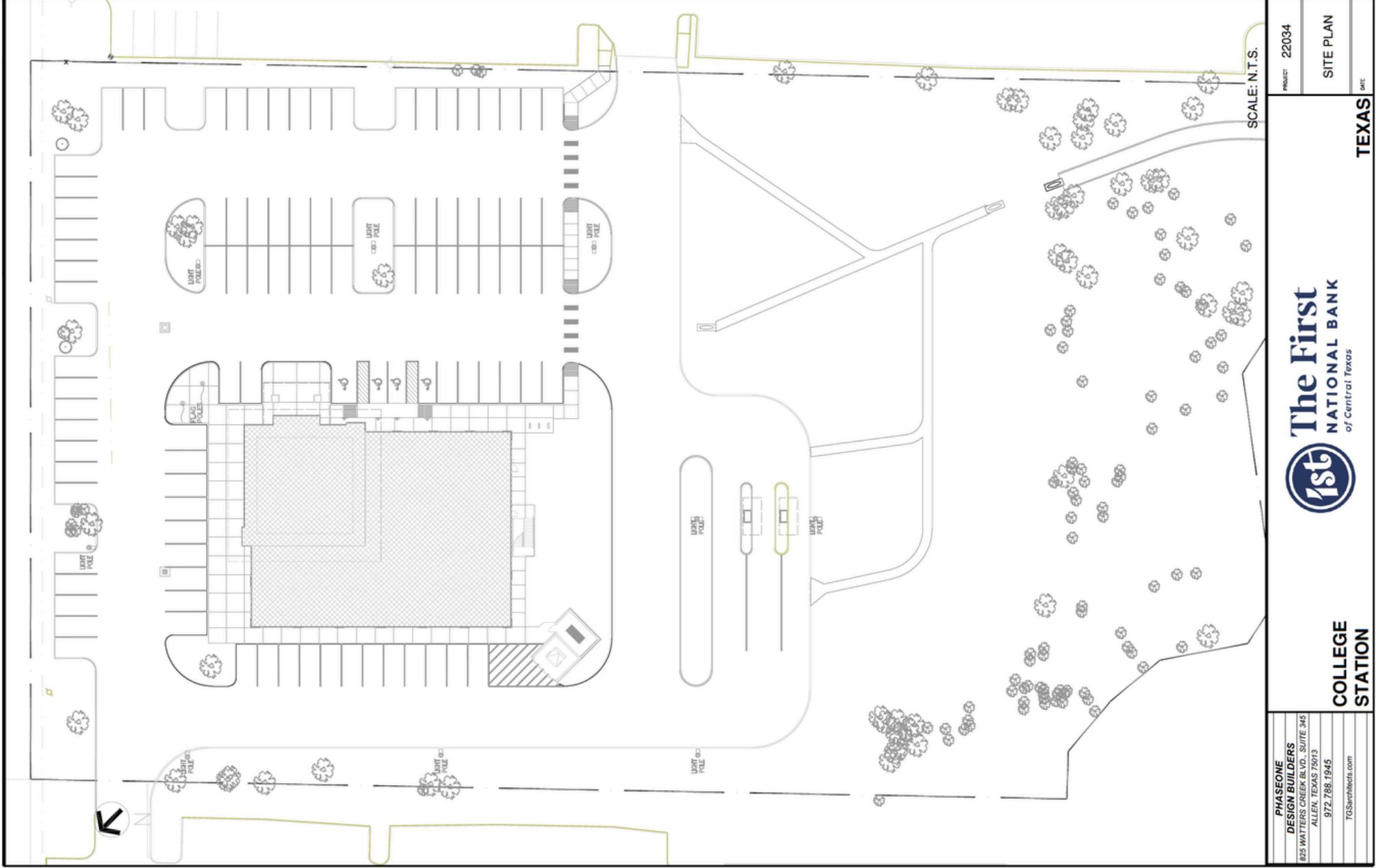
Construction Progress - 9.25.25



FLOOR PLAN - 2nd Floor



SITE PLAN



PHASEONE
 DESIGN BUILDERS
 823 WATTERS CREEK BLVD., SUITE 345
 ALLEN, TEXAS 75013
 972.788.1945
 TGSave@twcvs.com



COLLEGE
 STATION

PROJECT 22034
 SITE PLAN
 DATE

TEXAS



SURROUNDING BUSINESSES



4270 SH-6
College Station, TX 77845

- | | | | |
|------------------------------|-------------------------|-------------------------|-------------------------|
| ◆ Gringo's Mexican Kitchen | Tropical Smoothie Cafe | 1860 Italia | Marble Slab Creamery |
| Walk-On's Sports Bistreaux | Petsmart | Hyperbole Bookstore | ★ The Yard |
| Saltgrass Steak House | Shogun Japanese Grill | Prosperity Bank | Marfa Texas Kitchen |
| Best Western Plus | Body20 | ▼ The Angry Elephant | Walgreens |
| Napa Flats Bistro | GNC | Layne's Chicken Fingers | Zaxbys Chicken Figners |
| Aggieland Credit Union | Pool Store | ShIPLEY Do-Nuts | Spice World Market |
| IHOP | Sports Clips | 7-Eleven | Discount Tire |
| McDonald's | Chase Bank | Blue Baker | ◆ MOOYAH |
| ◆ Farmhouse Creamery | Jiffy Lube | Costa Vida | Whataburger |
| Drew's Carwash | Freddy's Frozen Custard | RX Pizza | Tad's Louisiana Cooking |
| Wonderland Indoor Playground | Taco Bell | La Bodega Baja Taco Bar | Chick-fil-A |
| Chef Chao's | Starbucks | Casa do Brasil | Frost Bank |
| Subway | Gold's Gym | Howdy's Pizza | Goldstar Pharmacy |
| Kamei Sushi and Grill | Pizza Hut | Nam Cafe | Anytime Fitness |



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:
 - 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
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

