

Three office suite with private entrance available!

FOR LEASE

4438 SH-6
Unit
201 & 202

College Station, TX 77845

CLARK
ISENHOUR
Real Estate Services, LLC



Sam Solcher



OVERVIEW



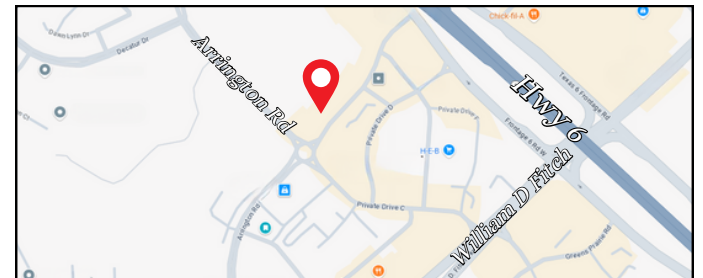
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PROPERTY HIGHLIGHTS

- Brand new executive offices with quality finishes
- Office in a professional setting with conference room and printer available
- Conveniently located in South College Station near restaurants, Starbucks, and Golds Gym
- Utilities and Wi-Fi included.
- High quality office furniture can be included

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	7,037	41,079	94,931
Average Household Size	2.8	2.8	2.5
Average Household Income	\$149,022	\$199,143	\$71,182





SURROUNDING BUSINESSES



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- ◆ Gringos Mexican Kitchen
- Walk-On's Sports Bistreaux
- Saltgrass Steak House
- Le Petit Cochon
- Domino's Pizza
- IHOP
- McDonald's
- First Financial
- Massage Envy
- ▼ Great Clips
- Chef Cao's
- Drew's Carwash
- SoCo Blow Dry Bar
- Suede Boutique

- Farmhouse Creamery
- Tropical Smoothie Cafe
- Evie + Oak
- Postal Plus
- PetSmart
- Subway
- Chase Bank
- AT&T
- Shogun Japanese Grill
- Petsmart
- Andrews Orthodontics
- Gold's Gym
- Erikson Dental
- ◆ Taco Bell

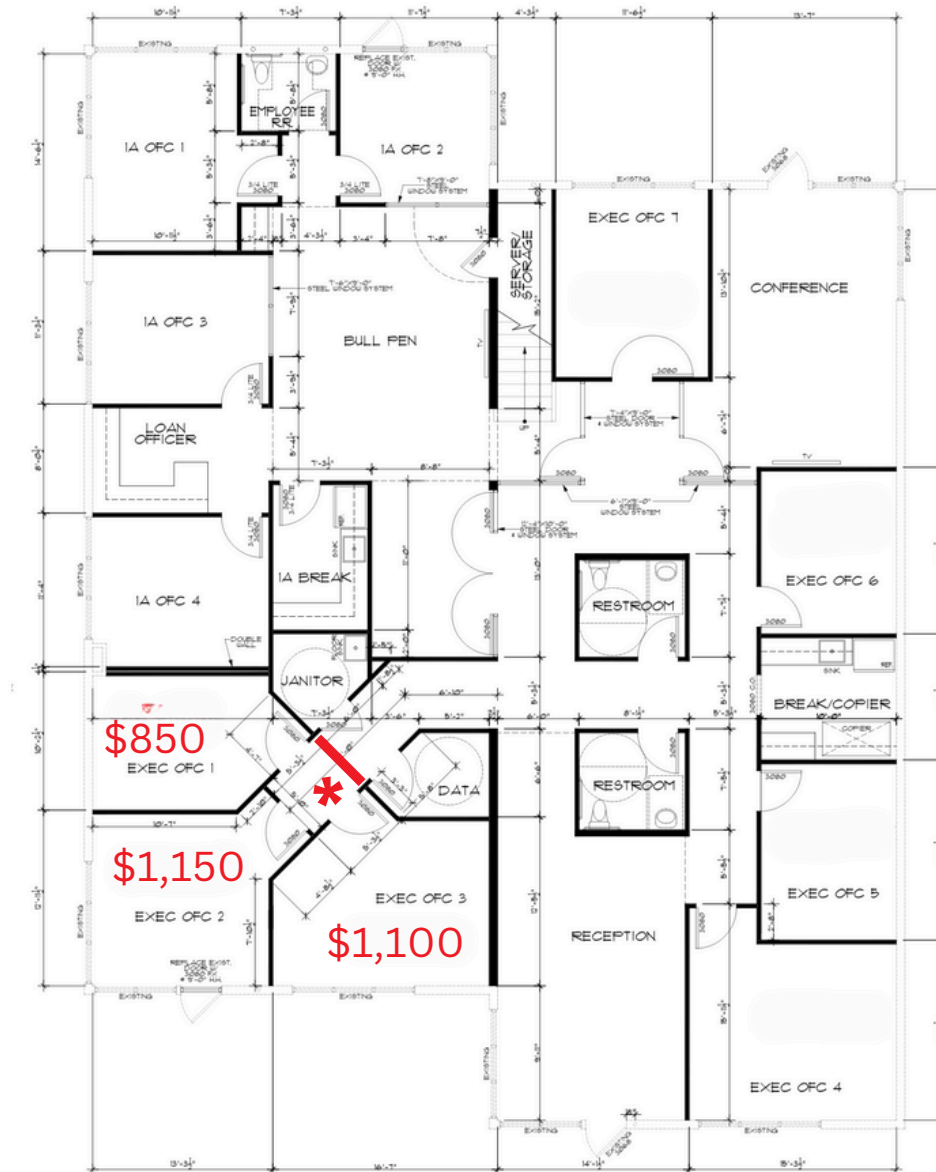
- Freddy's Steakhburgers
- Starbucks
- 1860 Italia
- Pizza Hut
- Bahama Bucks
- Prosperity Bank
- ★ Layne's
- Blue Baker
- Mad Taco
- Rx Pizza
- Costa Vida
- Pure Bliss Spa
- Harvest Coffee
- Nam Cafe

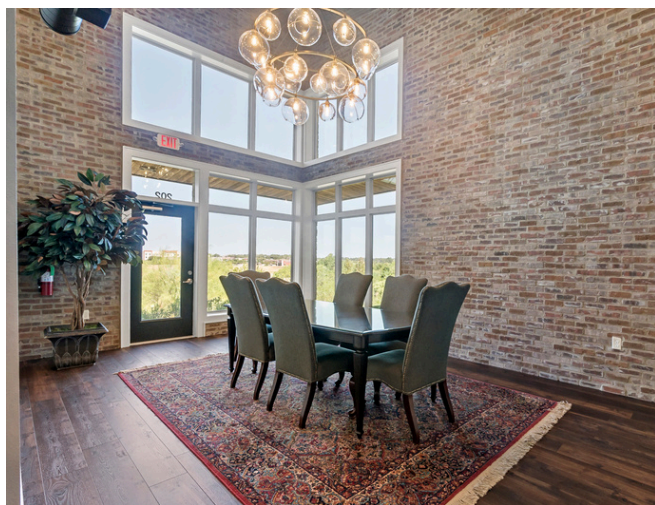
- Casa Do Brasil
- Marble Slab
- Marfa Texas Kitchen
- The Yard
- CapRock 24-Hour Emergency
- Discount Tire
- Walgreens
- Zaxby's Chicken Fingers
- ★ Whataburger
- Chick-fil-a
- TaD's Louisiana Cooking
- MOOYAH Burgers
- Bubbie's Kolache Kitchen
- Frost Bank

FLOOR PLAN

Exhibit "A"

*Door can be installed with key pad lock to create a private three room office suite with private exterior access and access to restroom and conference. 10% discount when leased together on a one year lease - \$2,790 per month





*For more information
contact:*

Sam Solcher

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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.

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Sam Solcher	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

