

### 7.366 Acres, N Graham Road

COLLEGE STATION, TEXAS 77845

For more information, please contact:

Josh Isenhour 979,268,6840 josh@clarkisenhour.com

Blake Baumann 979.268.6840 blake@clarkisenhour.com



## **PROPERTY FEATURES**

- 7.366 Acres of developable Land in the exciting west corridor development of College Station.
- Very rare BPI zoning which allows for a variety of uses from self storage to industrial.
- Seller has plans for storage/office warehouse facility engineered by Schultz Engineering



Offered for Sale: \$2,100,000

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without notice, and to any special listing conditions imposed by the owner



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### **PROPERTY PHOTOS**



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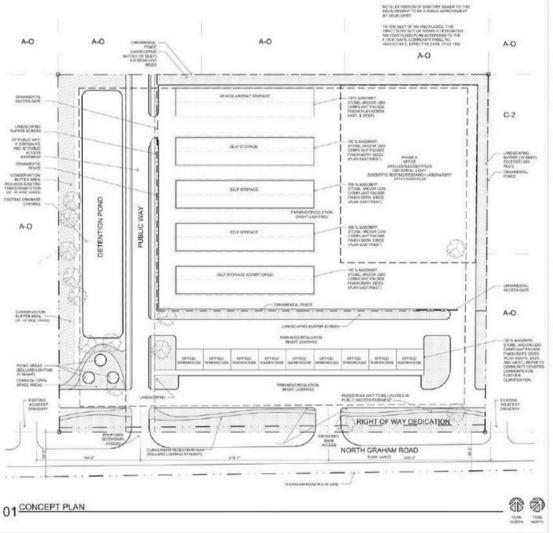
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# SUBJECT TO CHANGE! EXAMPLE ONLY



CONSCIPTINE DRAWINGLE NOT FOR RESILATION APROVIL, PERMITTING, OF CONSTRUCTION

#### PROJECT DESCRIPTION

PROJECT NAME FOLLS COLF NORTH CRAMMA BOAD DEVELOPMENT

PROJECT ADDRESS NORTH CROSHAULROAD COLLECT STATION TX

LEGN, DESCRIPTION CRAWFORD BURNETT SURVEY A7 COLLEGE BIATON, BIA206 COUNTY TEXAS

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DEVELOPER MART COLL VENTURES, LA 2723 SOUTH FM III FMARLIN, TN 77553

ECHITECT INC GEPTELT, MA IN LARKEPUR, CIRCLE OLLEGE STATION TX 7545

ENGINEER BCHULTZ ENGINEERIWO, LUC PO BOX 11985 COLLEGE STATION TX 17942 COLLEGE STATION TX 17942

#### LEGEND

#### PROJECT INFORMATION

NEX-SOULCEARNING

#### DOAMS DY. EXC.

KEY MAP



CONCEPT PLAN

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### **AERIAL PHOTOS**



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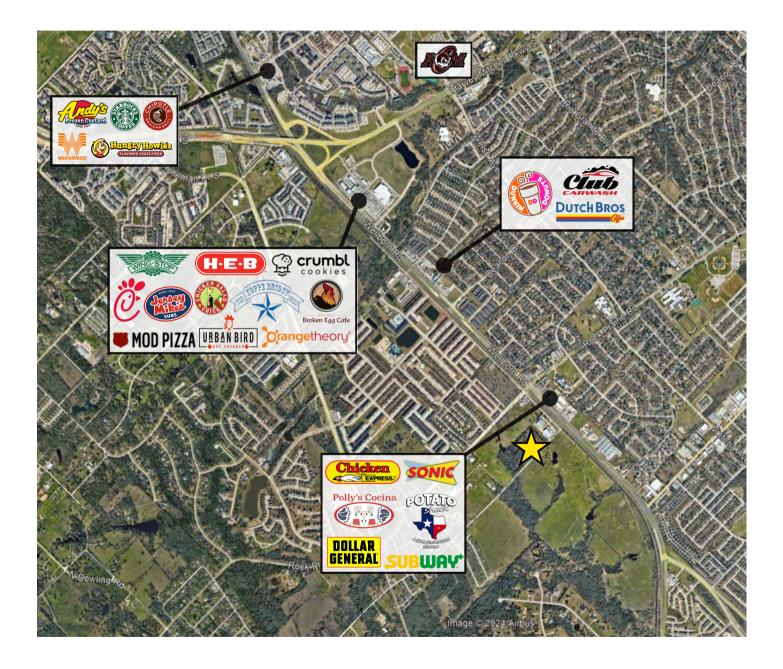
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### SURROUNDING BUSINESSES



Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com





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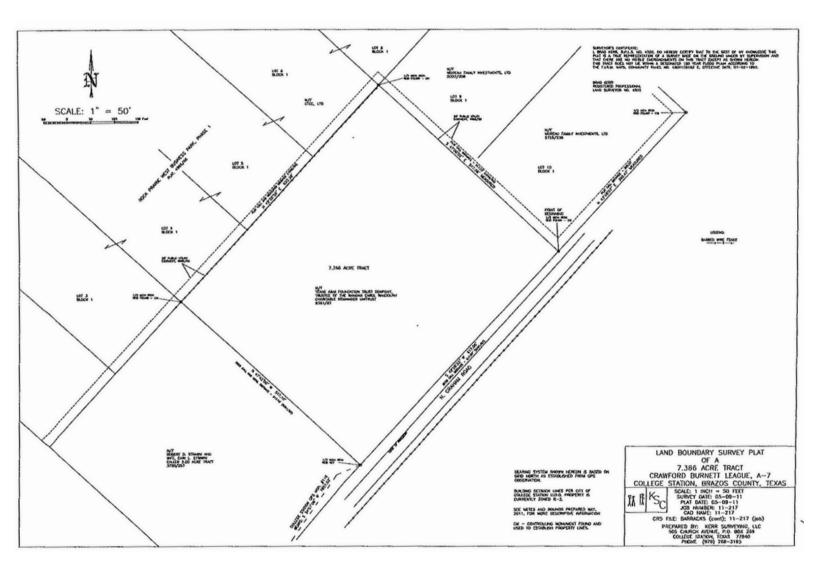
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# SURVEY



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11-2-2015



#### 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.

#### **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: IMust treat all parties to the transaction impartially and fairly;

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

Buyer/Tenant/Seller/Landlord Initials

Date

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