

*FOR SALE*

# Barron Landing Business Park

*2800 Barron Rd*  
College Station, TX 77845



**CLARK  
ISENHOUR**  
Real Estate Services, LLC



*Josh Isenhour*

979.268.6840

[josh@clarkisenhour.com](mailto:josh@clarkisenhour.com)



## OVERVIEW



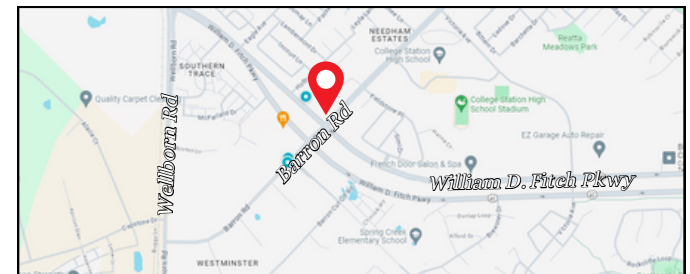
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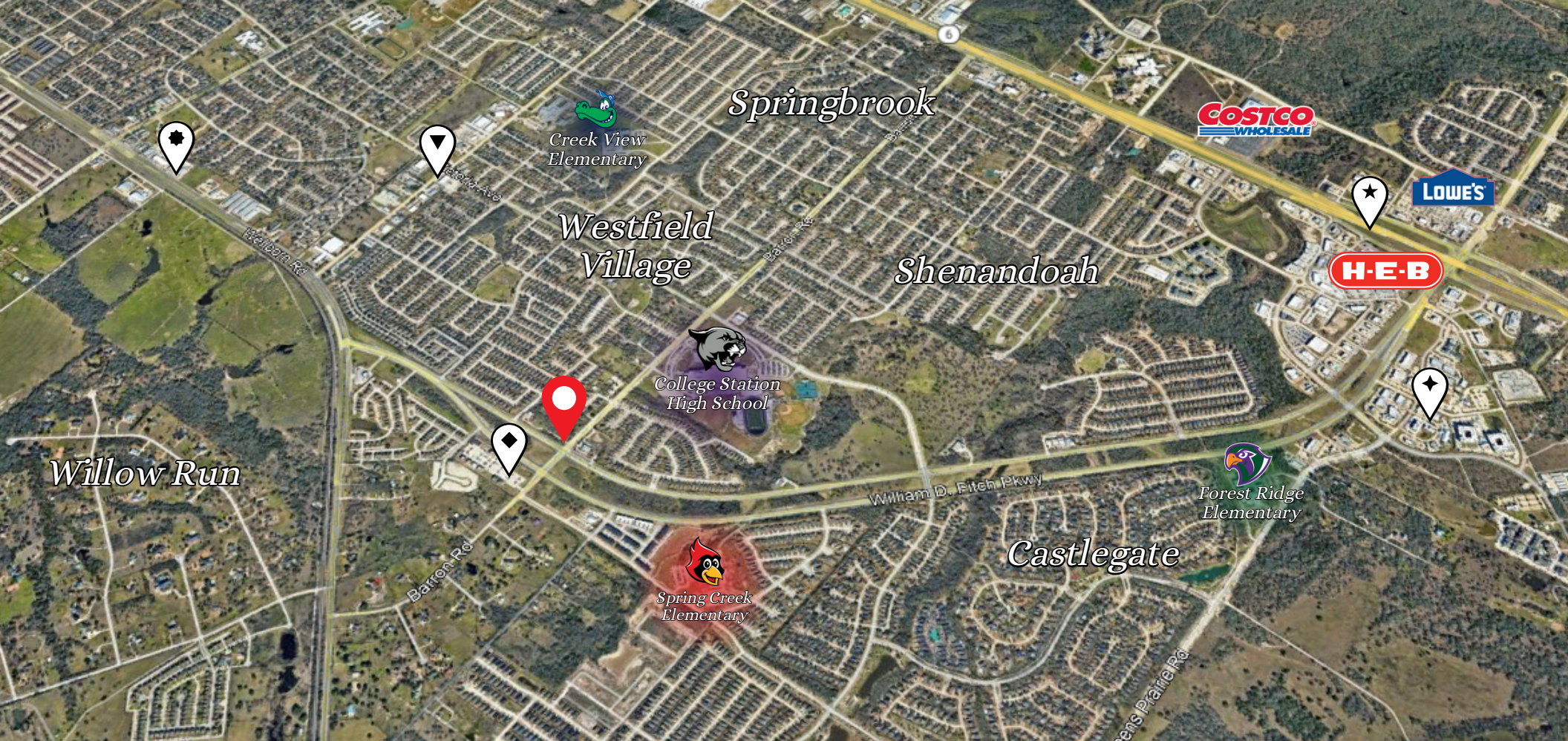
## PROPERTY HIGHLIGHTS

- New office condo development in South College Station!
- Shell buildings for sale ranging from 2,572 SF to 2,683 SF
- Two stories, second floor provides a private office setting for executives
- Build-out available by developer at additional cost
- Units can be custom finished out for your business
- Possibly one of the last office condos developments in south College Station, don't miss this opportunity to own your office.
- Additional phases coming soon - prices will increase in future phases. Lock in equity now.
- Monthly POA dues are \$375 per a unit
- Call today to schedule a tour of a model unit
- Want to lease instead of buy? We can make that happen!
- Need more office? Buy multiple units and lease out any extra until you need it.
- Want to build your own building? 1.2 acres at the corner of Fitch and Barron is available for purchase at a price of \$1,350,000!

## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Current Population       | 9,964    | 15,577   | 113,560  |
| Average Household Size   | 2.9      | 2.7      | 2.5      |
| Average Household Income | \$85,707 | \$76,317 | \$51,818 |





## SURROUNDING BUSINESSES



**2800 Barron Rd**  
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### ◆ Urban Table

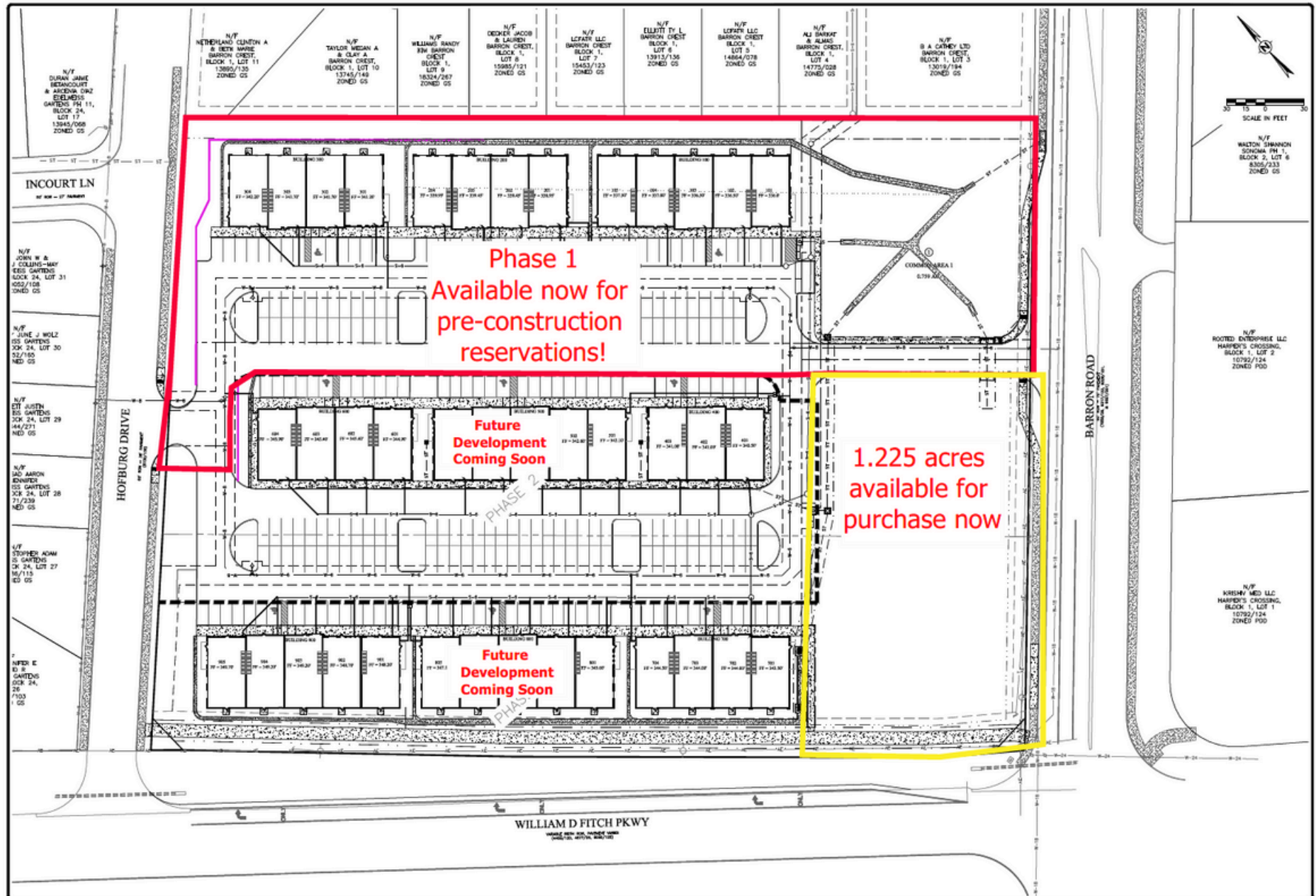
Aggieland Construction  
NextHome Realty Solution  
Murphy Legal  
Key & Walsh Construction  
BCS Fitness  
CHI St. Joseph Primary Care  
Peas in a Pod Learning Center  
Moon Law  
The Land Design Group, Inc  
◆ Aggieland Express Car Wash  
The Angry Elephant  
Shipley Do-Nuts  
Layne's Chicken Fingers

Blue Baker  
Kiddie Academy  
Casa do Brasil  
Pure Bliss Spa  
Rx Pizza  
La Bodega Baja Taco Bar  
Marble Slab Creamery  
Marfa Texas Kitchen  
The Harvest  
Discount Tire  
Walgreens  
CapRock 24-Hour Emergency  
★ Chase Bank  
Subway

McDonald's  
Prosperity Bank  
Gold's Gym  
Starbucks  
Gringos Mexican Kitchen  
Walk-On's Sports Bistreaux  
Saltgrass Steak House  
Chick-fil-A  
Whataburger  
TaD's Louisiana Cooking  
PetsMart  
1860 Italia  
Taco Bell  
Scott & White Pharmacy

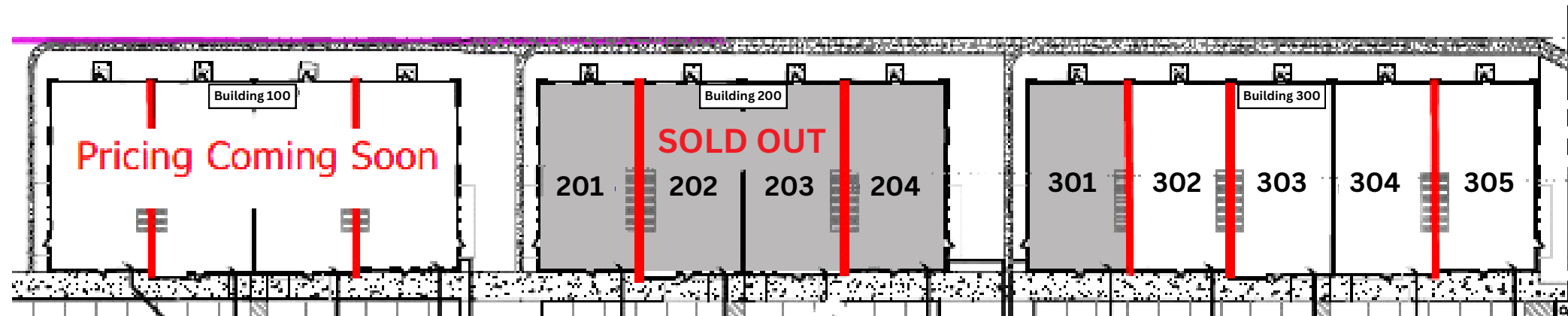
▼ Prodigy Learning Center  
American Fire Protection  
Maroon Plumbing  
United Realty  
Stone Co. Climbing  
Aggieland Animal Health  
★ Dollar General  
Premier Countertop Design  
Prosperity Bank  
Chicken Express  
Aggieland Urgent Care  
Subway  
Drew's Carwash  
Sonic

# SITE PLAN



# CURRENT AVAILABILITY

Red Lines Are Grade Separations



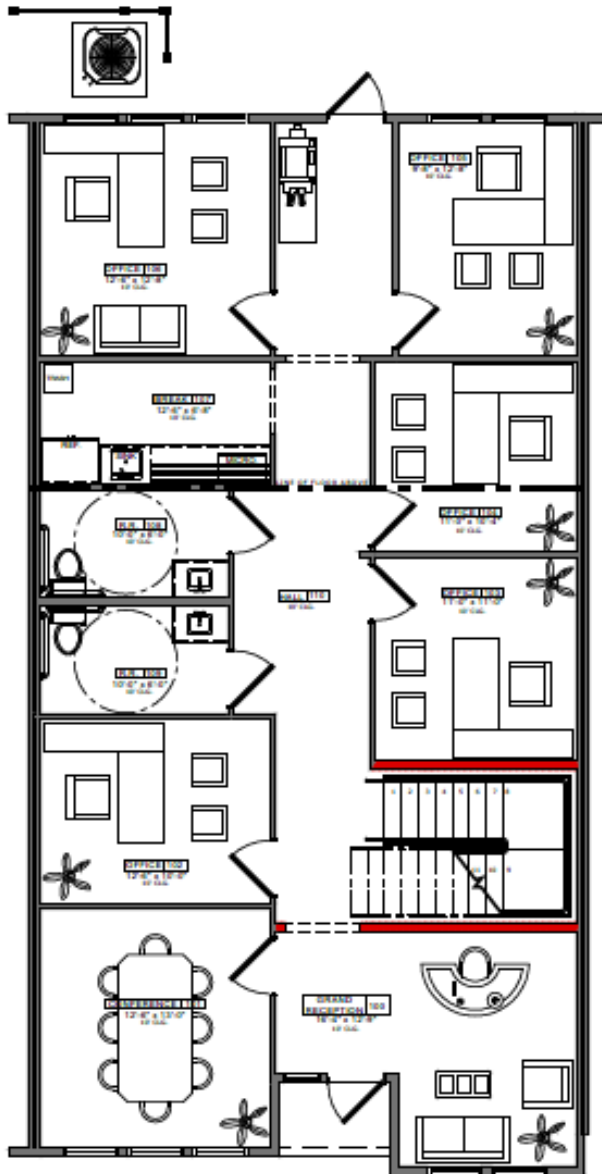
## BUILDING #300

| SUITE | PRICE     | FLOORS   |
|-------|-----------|----------|
| 301   | UC        | 2,661 SF |
| 302   | \$550,000 | 2,732 SF |
| 303   | \$550,000 | 2,664 SF |
| 304   | \$550,000 | 2,617 SF |
| 305   | \$585,000 | 2,629 SF |

## BUILDING #200

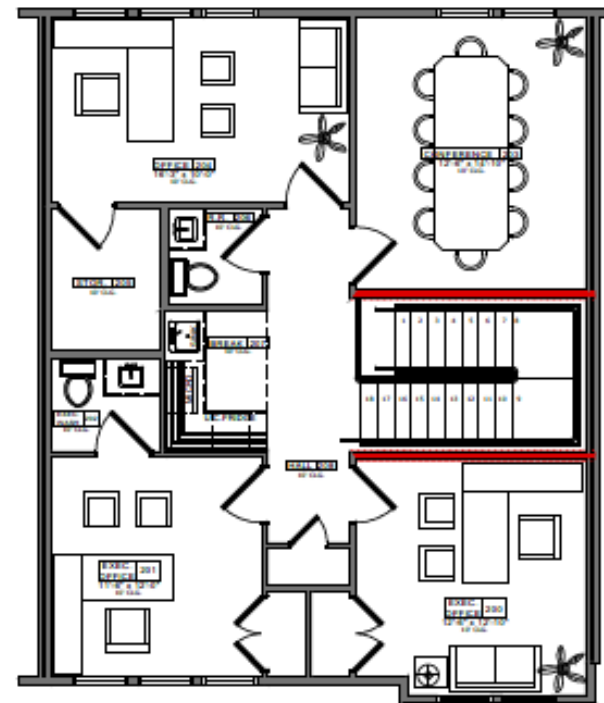
| SUITE | PRICE | FLOORS   |
|-------|-------|----------|
| 201   | SOLD  | 2,671 SF |
| 202   | SOLD  | 2,726 SF |
| 203   | SOLD  | 2,732 SF |
| 204   | SOLD  | 2,658 SF |

# SAMPLE FLOORPLAN



**1 BUILDINGS 1-3 FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

| AREA SUMMARY |         |
|--------------|---------|
| FIRST FLOOR  | 1,667SF |
| SECOND FLOOR | 1,100SF |
| TOTAL UNIT   | 2,767SF |
| FRONT PORCH  | 246F    |



**2 BUILDINGS 1-3 SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



*For more information  
contact:*

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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.*

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.

|   |             |                             |            |
|---|-------------|-----------------------------|------------|
| Clark Isenhour Real Estate Services, LLC.                             | 8999919     | frontdesk@clarkisenhour.com | 9792686840 |
| Licensed Broker /Broker Firm Name or<br>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<br>Agent/ Associate                      | License No. | Email                       | Phone      |
| Sales Agent/Associate's Name  | License No. | Email                       | Phone      |

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

\_\_\_\_\_  
Date