

FOR SALE

Barron Landing Business Park

2800 Barron Rd
College Station, TX 77845

Only 2 Units Left at
Pre-Development Pricing!



**CLARK
ISENHOURL**
Real Estate Services, LLC



Josh Isenhour

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OVERVIEW



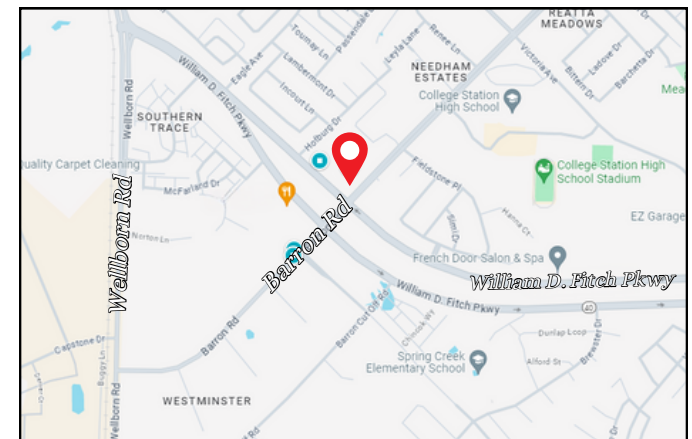
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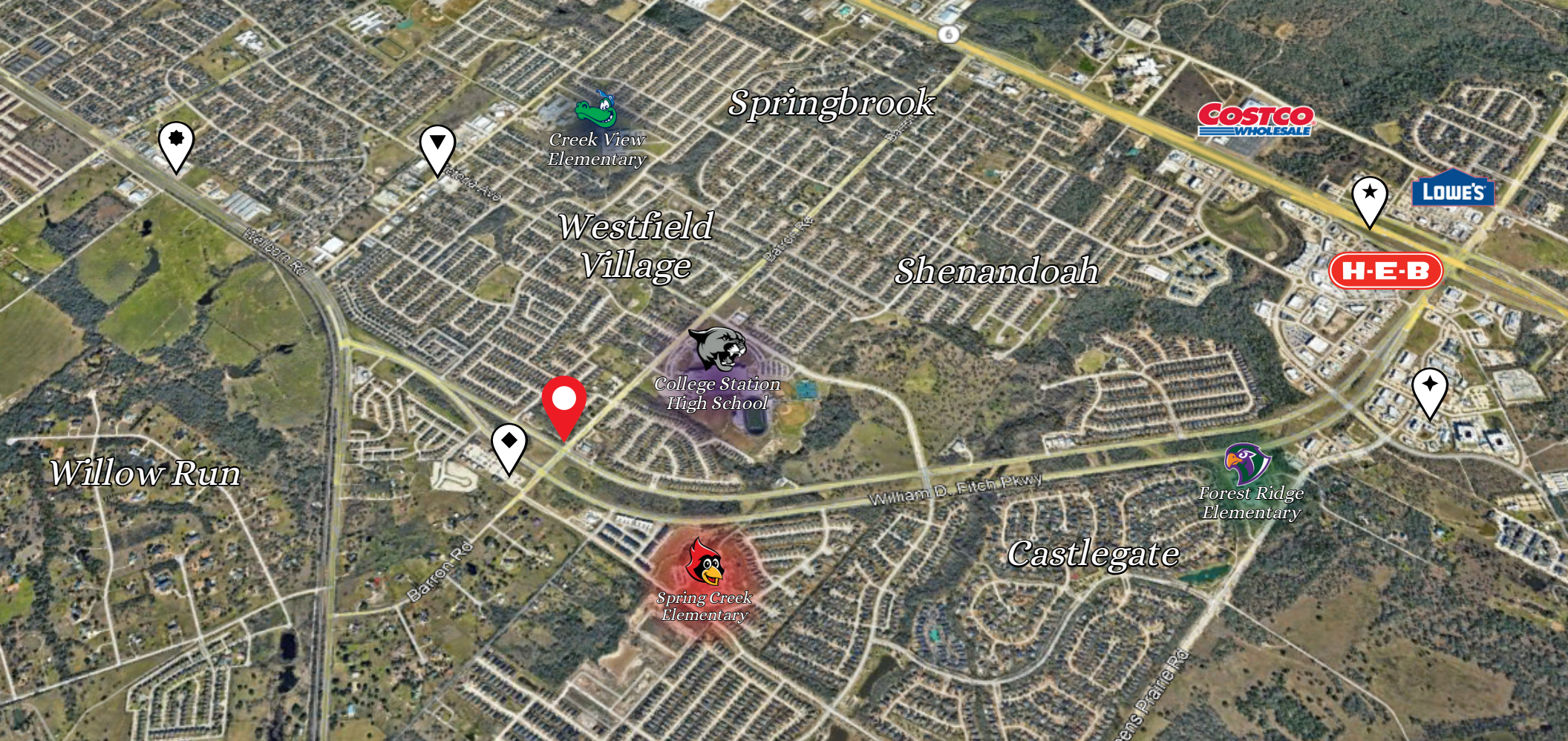
PROPERTY HIGHLIGHTS

- 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!
- Turnkey unit ready Q1 2026 - \$975,000

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



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◆ Urban Table

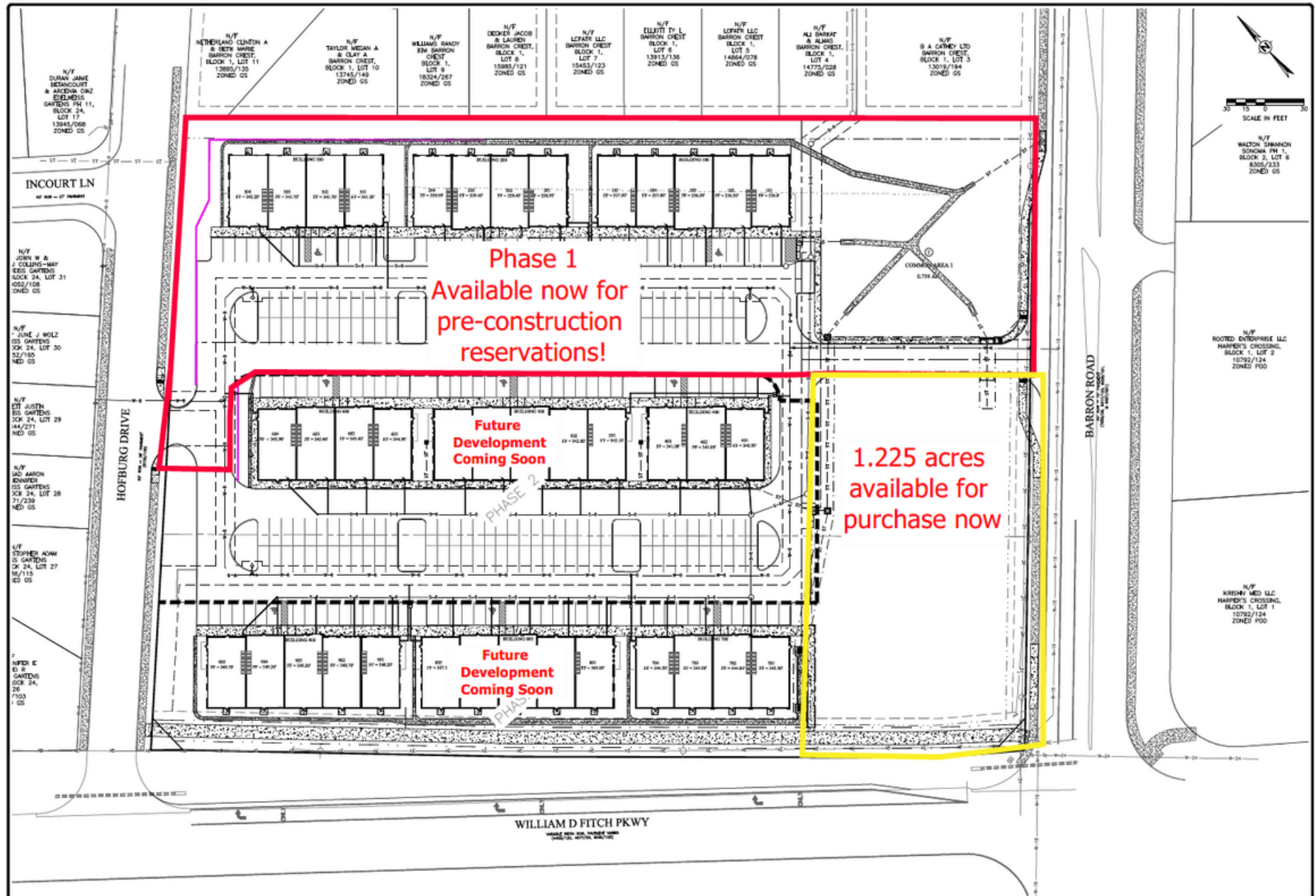
Aggieland Construction
NextHome Realty Solution
Murphy Legal
Key & Walsh Construction
BCS Fitness
CHI St. Joseph Primary Care
Peas in a Pod Learning Center
Moon Law
The Land Design Group, Inc
◆ Aggieland Express Car Wash
The Angry Elephant
Shipley Do-Nuts
Layne's Chicken Fingers

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

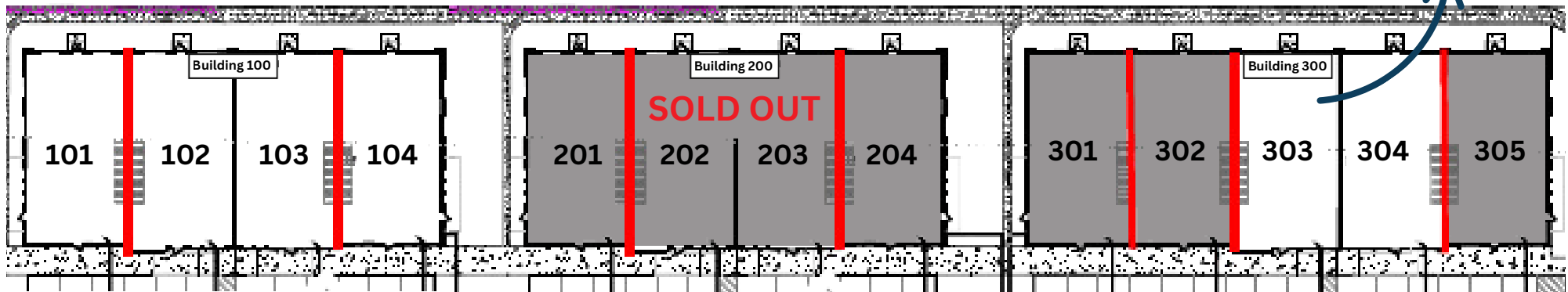
SITE PLAN



CURRENT AVAILABILITY

Red Lines Are Grade Separations

Available As A
Finished Unit



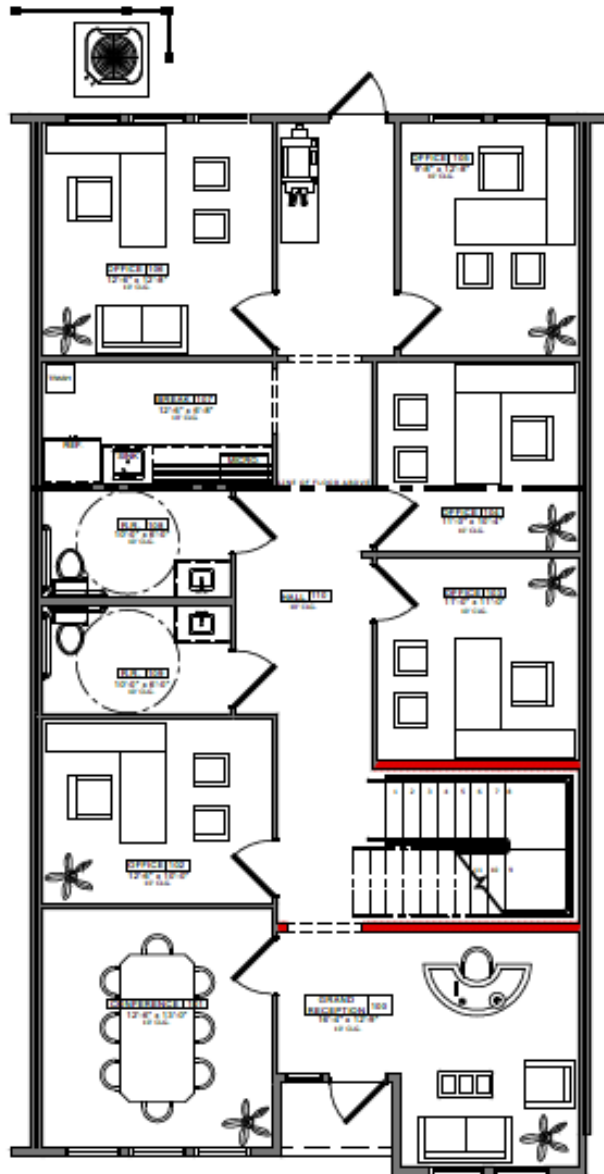
BUILDING #100

SUITE	PRICE	FLOORS
101	\$595,000	2,816 SF
102	\$565,000	2,732 SF
103	\$565,000	2,729 SF
104	\$585,000	2,671 SF

BUILDING #300

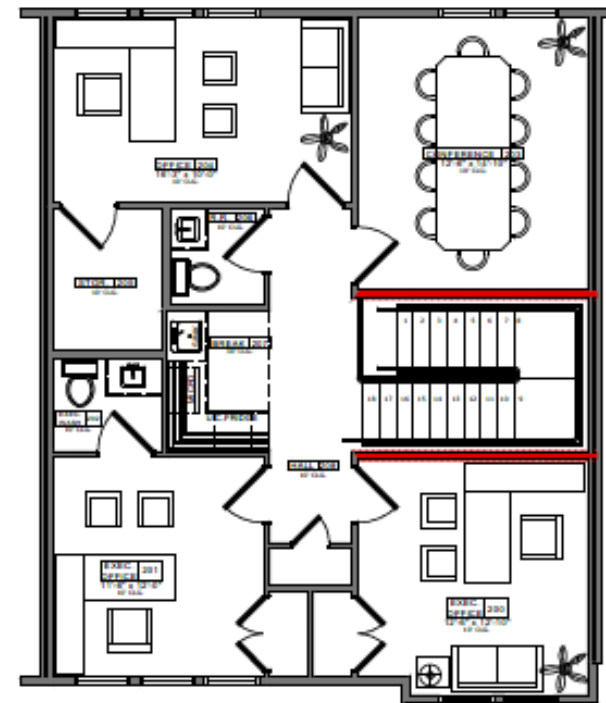
SUITE	PRICE	FLOORS
301	UC	2,661 SF
302	UC	2,732 SF
303	\$975,000	2,664 SF
304	\$550,000	2,617 SF
305	UC	2,629 SF

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date