

2151 HARVEY MITCHELL PKWY COLLEGE STATION, TEXAS 77845 For more information, please contact: Scott Lovett scott@clarkisenhour.com 979.268.6840



## **PROPERTY FEATURES**

- Retail/Service/Office center with excellent visibility
- Located across FM 2818 from Wal-Mart at the lighted intersection of FM 2818 and Longmire Dr.
- Only two miles from Texas A&M University 2018 Enrollment: 68,625 students!
- Excellent synergy with other tenants
- Easy access to all of the Bryan/College Station market via FM 2818 or SH-6
- 2017 TxDOT average daily traffic count 38,945 VPD on FM 2818
- Several suites currently available

#### SUITES FOR LEASE

Suite 301 & 305 Size: 800 SF Price: \$525/MO Includes office space, restroom, and warehouse with overhead door.

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





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# AERIAL



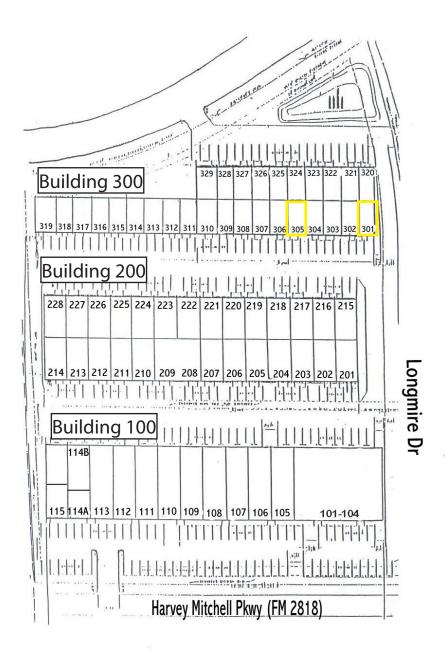
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# SITE PLAN



### **Tenant List**

Building 100 101-104. Texas Document - 7,500 SF 105. Dance Centre - 2,000 SF 106. Spartan Tutoring - 1,875 SF 107. Southern Fastening - 2,355 SF 108. Brightway Insurance - 1,395 SF 109. Cycles Etc. - 1,875 SF 110. Signs By Sergio - 1,875 SF 111. Signs By Sergio - 1,875 SF 112. Joma Spa - 1,875 SF 113. Brew Supply Haus- 1,875 SF 114A. Brew Supply Haus - 734 SF 114B. Caprock Texas - 2,175 SF 115. BCS Air Solutions - 1,000 SF

<u>Building 200</u>

1,250 SF Office/Warehouse Suites FULLY LEASED

Building 300 800 SF Office/Warehouse Suites 301. AVAILABLE - 800SF 305. AVAILABLE - 800SF

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	ase acknowledge receipt of t	his notice below and retain a copy for your records		
CLARK ISENHOUR REAL ESTATE S			(979)268-6840	
Licensed Broker /Broker Firm Name Primary Assumed Business Name	or Licens	e No. Email	Phone	
JOHN R CLARK	3582	JOHN@CLARKISENHOUR.COM	(979)268-6840	
Designated Broker of Firm	Licens		Phone (070)268 6840	
JOSH ISENHOUR Licensed Supervisor of Sales Agent/	50632 License		(979)268-6840 Phone	
Associate SCOTT LOVETT	65774	7 SCOTT@CLARKISENHOUR.COM	(979)268-6840	
Sales Agent/Associate's Name	License		(979)208-0840 Phone	
_	Buyer/Tenant/Seller/La	ndlord Initials Date		
Regulated by the Texas Real Estate Commission		Information availabl	Information available at www.trec.texas.gov	
Clark Isenhour RealEstate Svcs, 3828 S. College Aven Ryan Lovett Produ	ue Bryan TX 77801	Phone: (979)268-6840 Fax:	IABS 1-0 Date	

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