



FOR LEASE CARTER CREEK CENTER

4001 E. 29TH STREET
Bryan, Texas 77802

For more information, please contact:

Sam Solcher
979.268.6840
sam@clarkisenhour.com

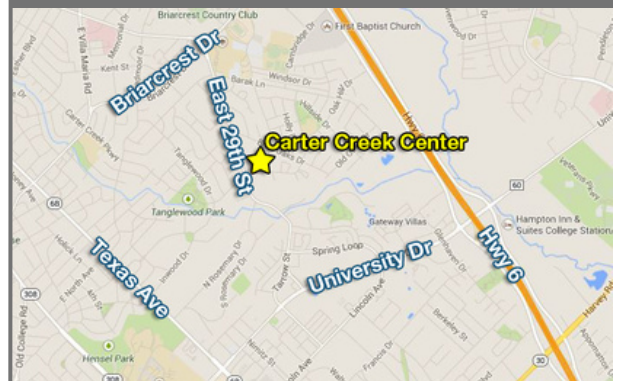
Josh Isenhour
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PROPERTY FEATURES

- Retail/Service/Office center in the heart of Bryan/College Station
- Located at the intersection of Carter Creek Pkwy and E. 29th Street, less than a mile from University Dr.
- Conveniently located near multiple restaurants and banks.
- Excellent access and visibility.
- Great parking and tenant mix.
- Large monument sign with LED screen to advertise tenant businesses.
- 162 parking spaces in designated rear lot, 5.5:1 overall parking ratio

SUITES FOR LEASE



Suite 75

Size: 2,148 SF
\$14/SF/YR NNN

Suite 82

Size: 3,575 SF
\$14/SF/YR NNN

Suite 111

Size: 1,260 SF
\$14/SF/YR NNN

Suite 116

Size: 1,870 SF
\$14/SF/YR NNN

Suite: 130-170

Size: 31,235 SF - Can be subdivided
Price: \$14/SF/YR NNN

Suite 190

Size: 1,500 SF
\$14/SF/YR NNN



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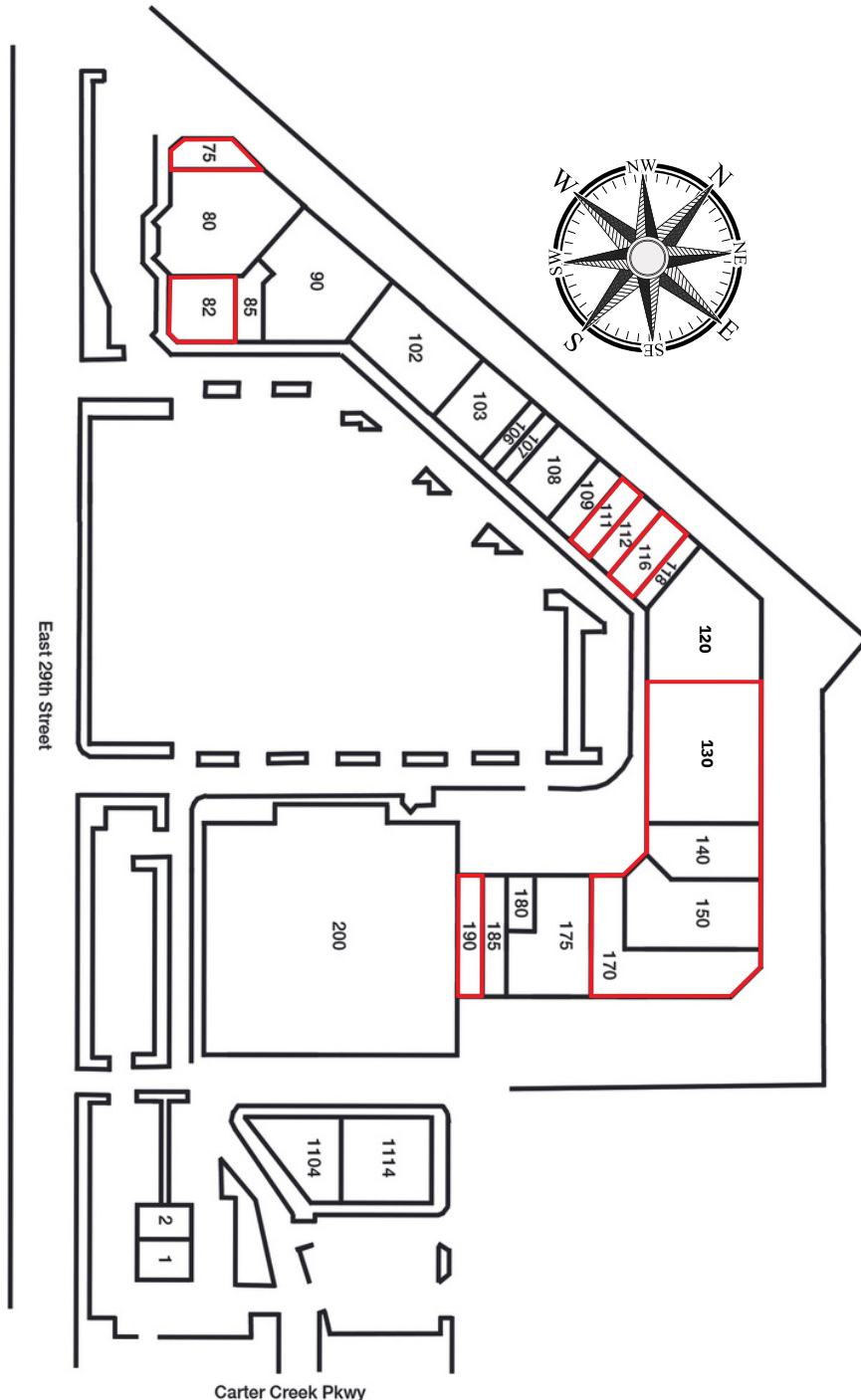
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BUILDING LAYOUT



Tenant List

- 75 **VACANT 2,148 SF**
- 80 REDEEMER BAPTIST 9,265 SF
- 82 **VACANT 3,575 SF**
- 95-90 BVCASA 11,126 SF
- 102-103 ATTORNEY GENERAL 9,267 SF
- 106-107 WOKAMOLE 2,310 SF
- 108 METHODIST CHILDRENS 2,450 SF
- 109 SUITES ON 29TH 2,354 SF
- 111 **VACANT 1,260 SF**
- 112 VACANT 1,330 SF
- 116 **VACANT 1,870 SF**
- 118 UNLIMITED POTENTIAL 2,050 SF
- 120 CALVARY CHAPEL 7,500 SF
- 130-170 **VACANT 31,235 SF**
- 175 BVCOG 6,690 SF
- 180 BVAHC 1,600 SF
- 185 SENIOR HELPERS 2,037 SF
- 190 **VACANT 1,500 SF**
- 200 BVCOG 45,500 SF
- 1104 BVCOG 4,500 SF
- 1114 BVCOG 6,420 SF
- PAD 1 PRIDE CLEANERS 2,000 SF
- PAD 2 H&R BLOCK 2,000 SF



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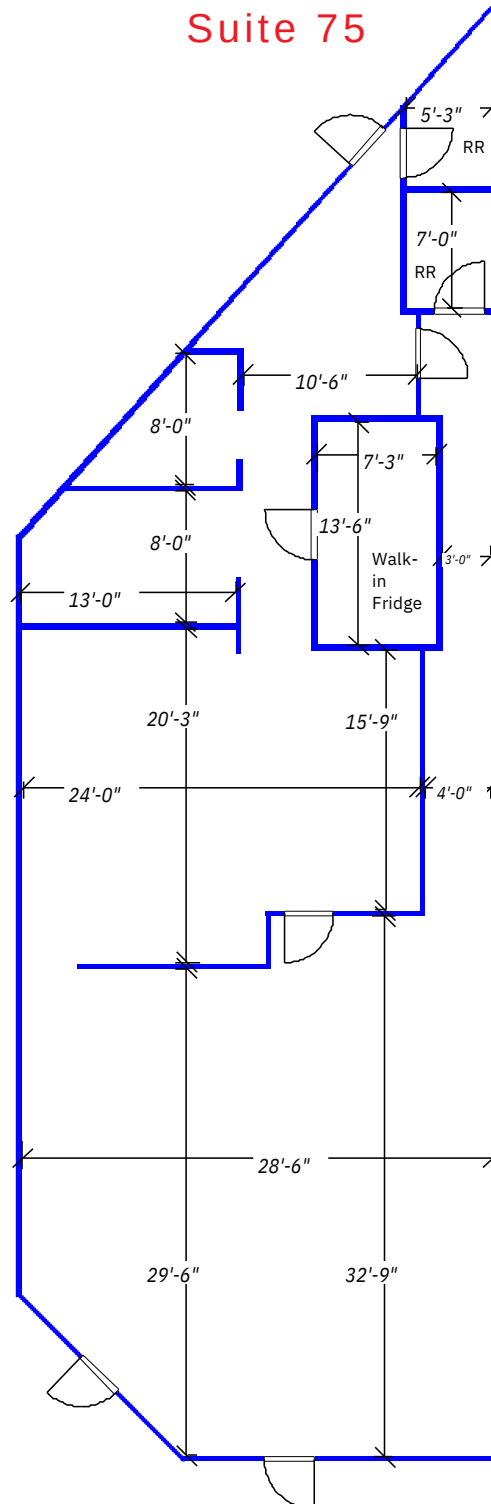
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FLOOR PLAN
Suite 75





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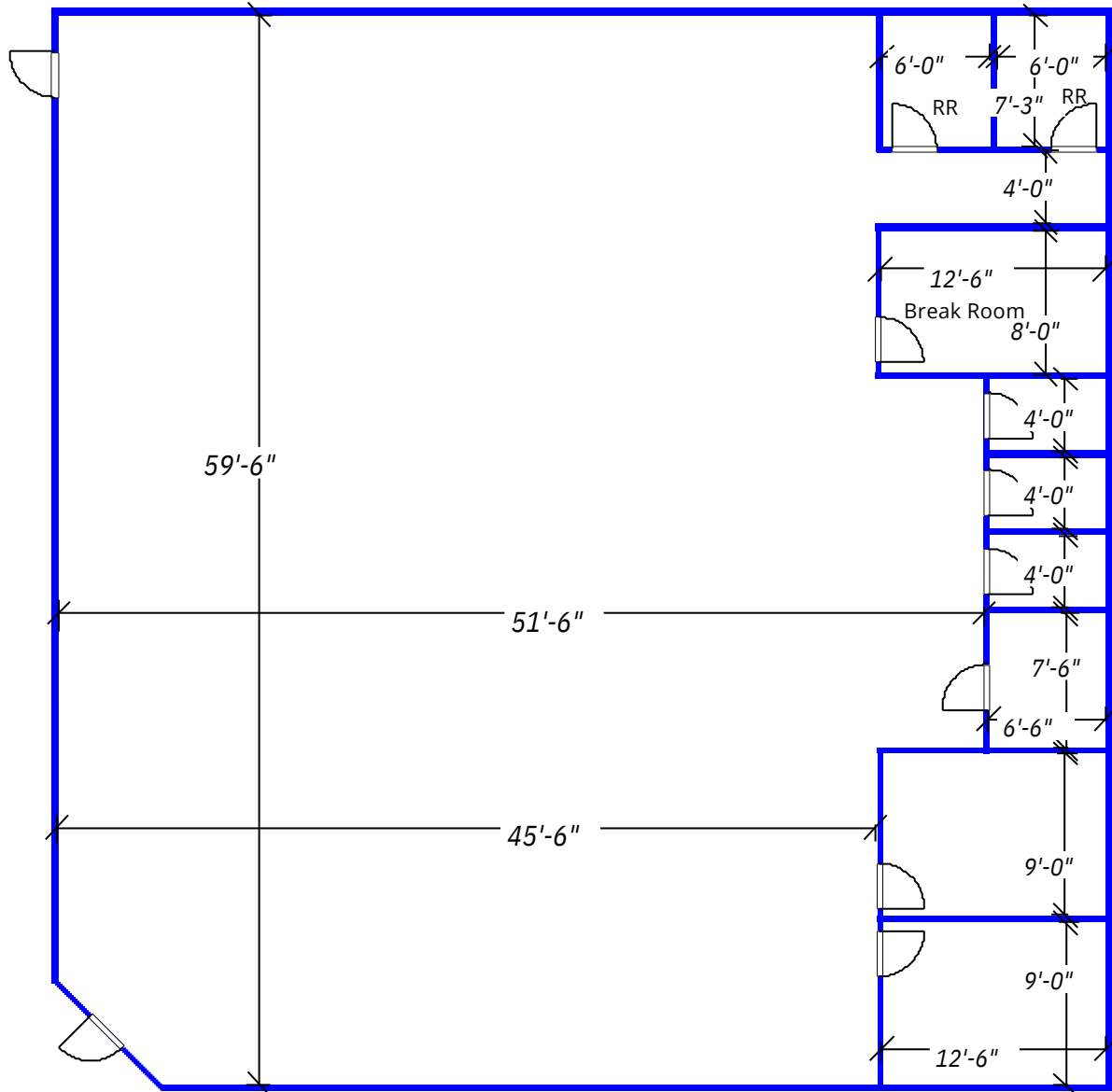
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FLOOR PLAN
Suite 82





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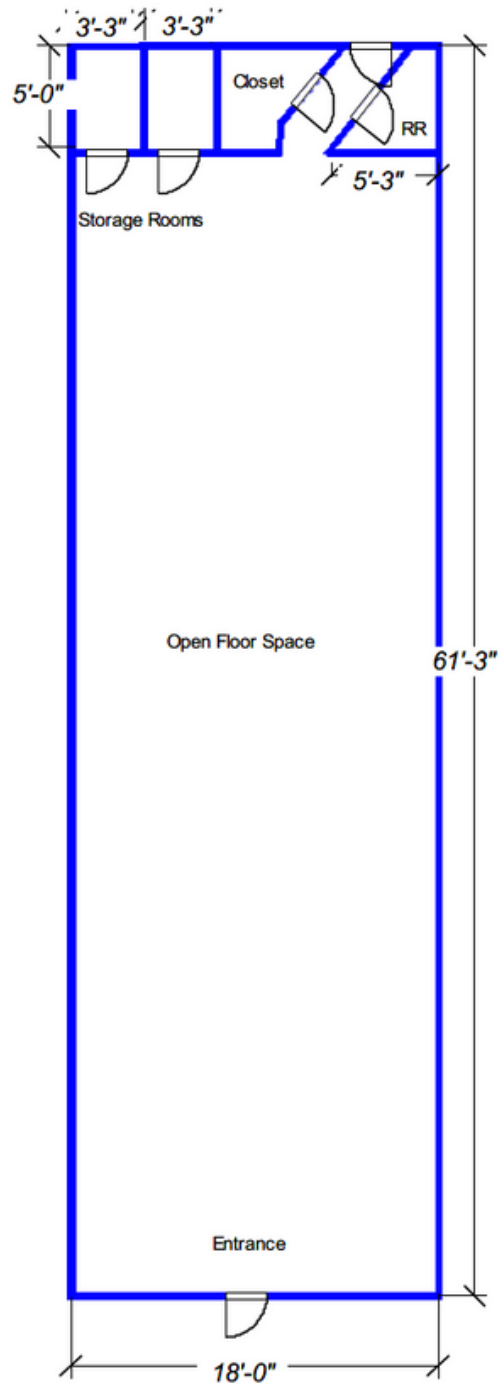
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FLOOR PLAN
Suite 111





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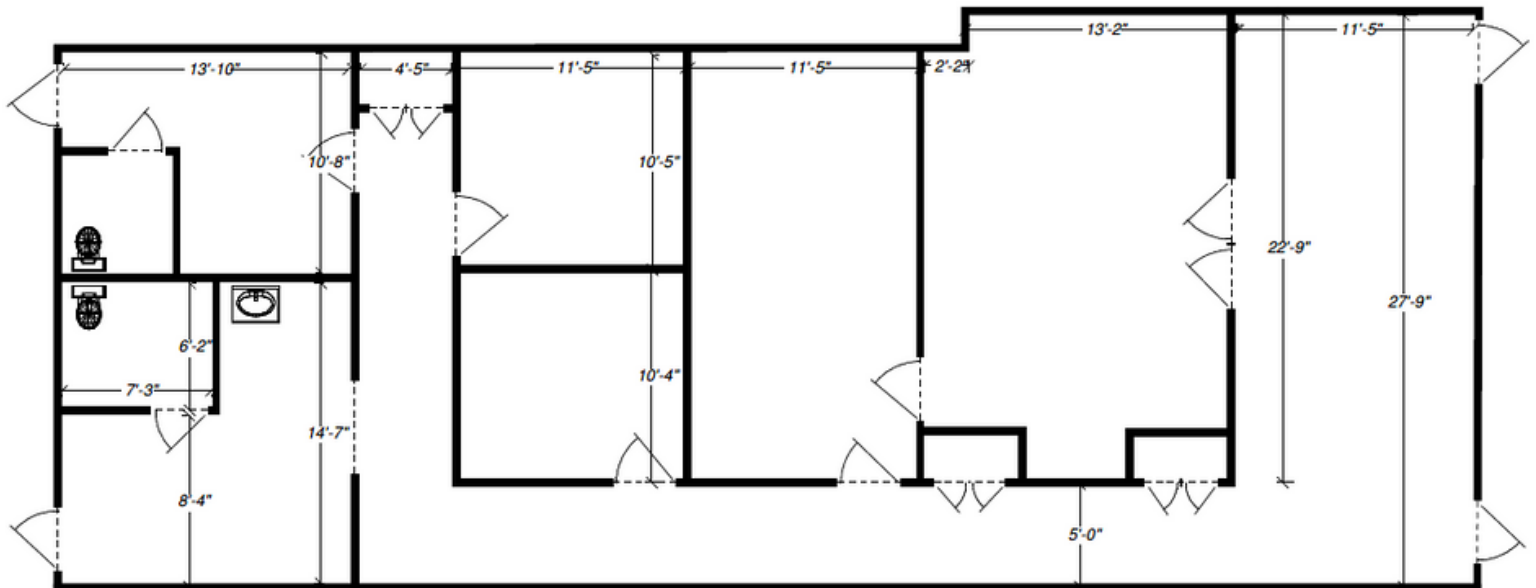
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FLOOR PLAN
Suite 116





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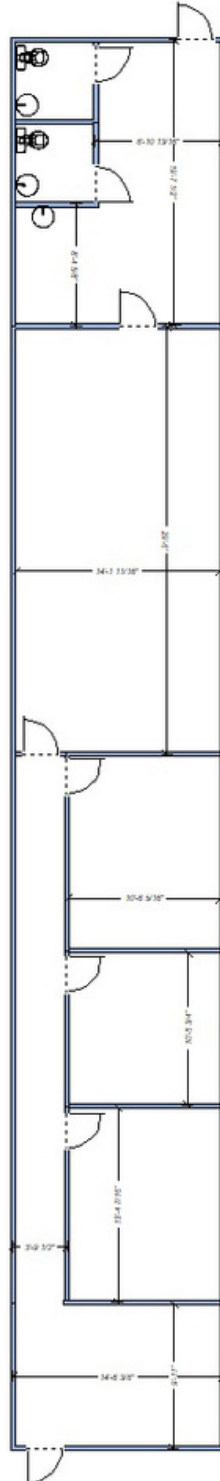
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FLOOR PLAN

Suite 190





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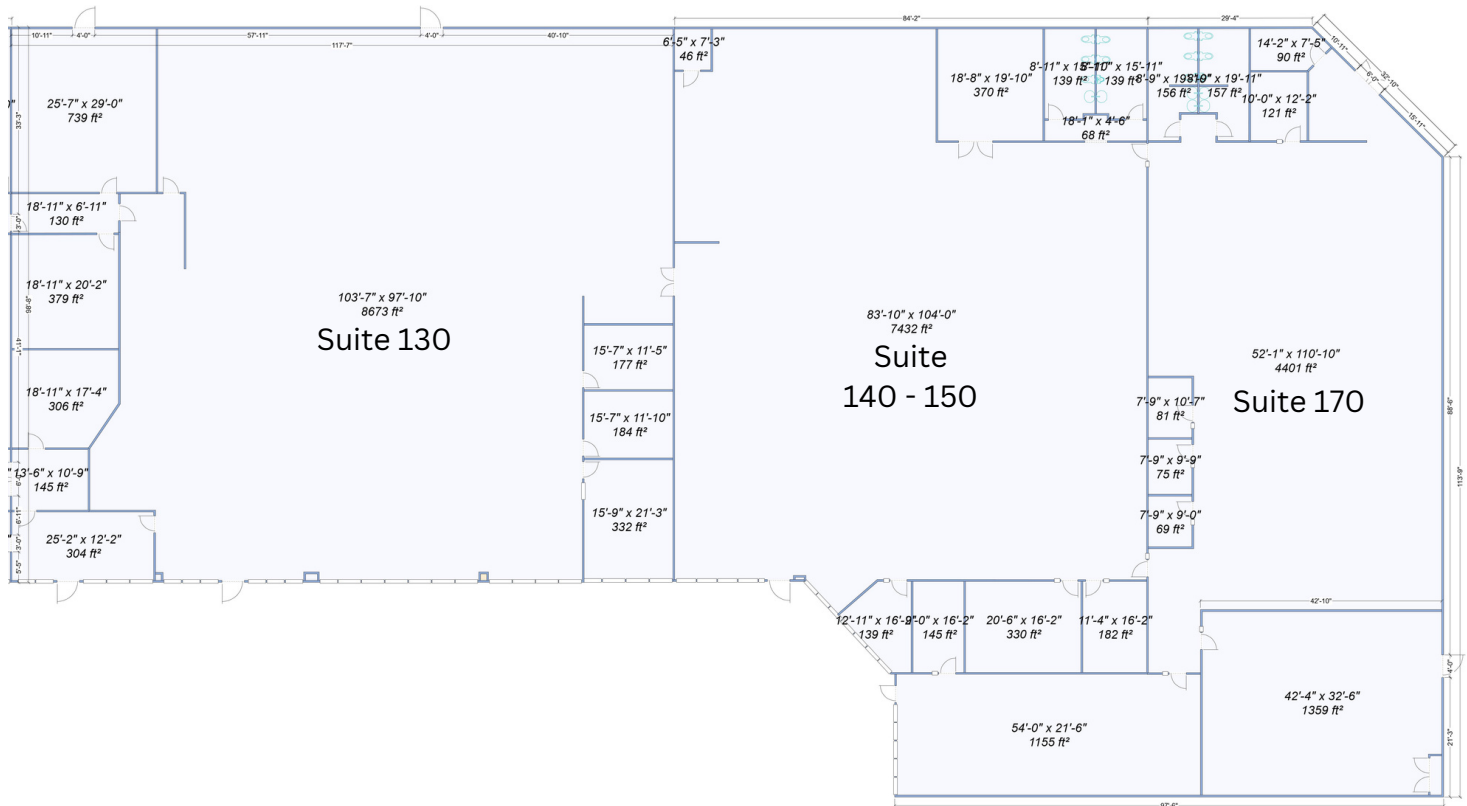
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FLOOR PLAN
Combined





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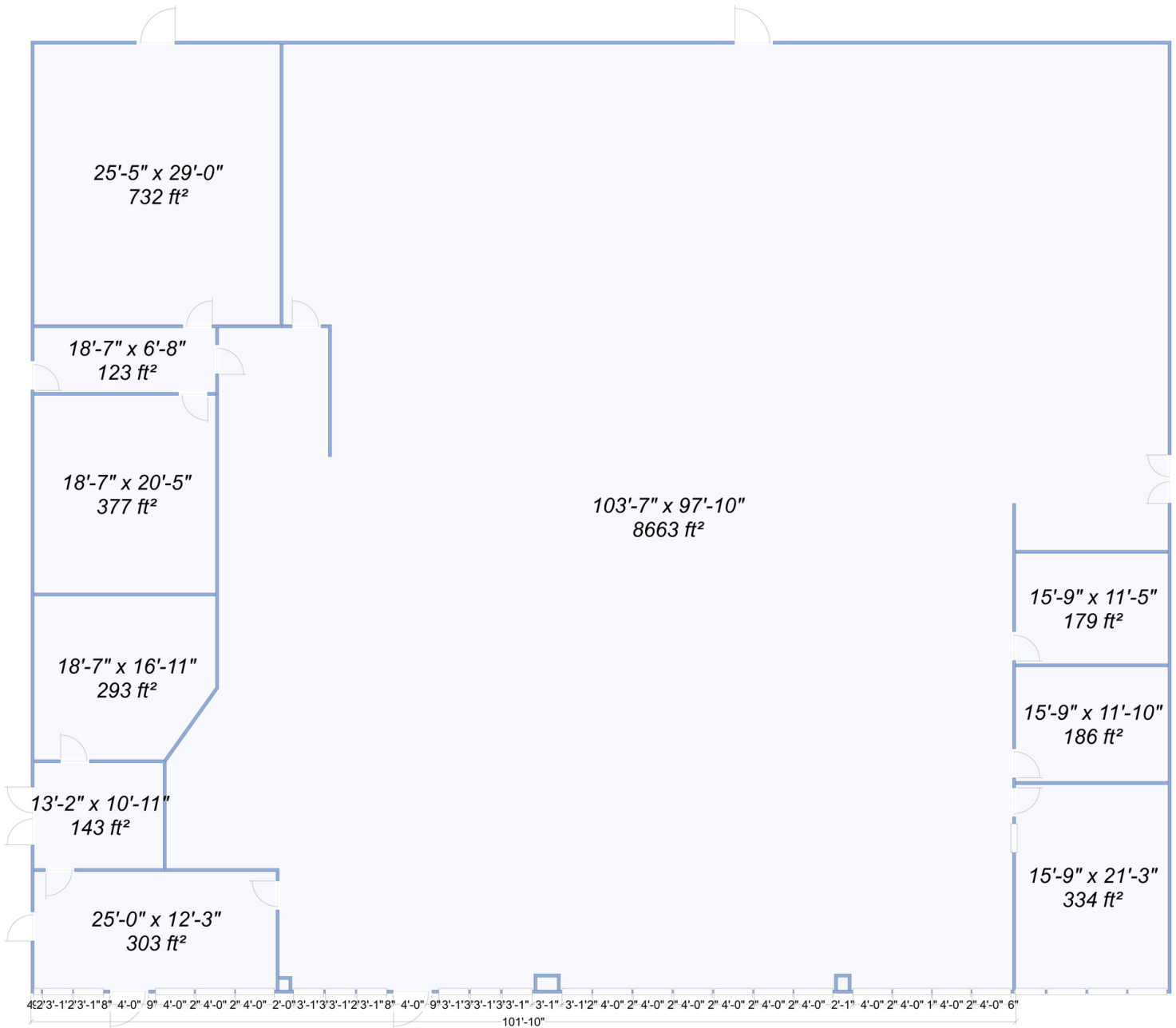
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FLOOR PLAN
Suite 140





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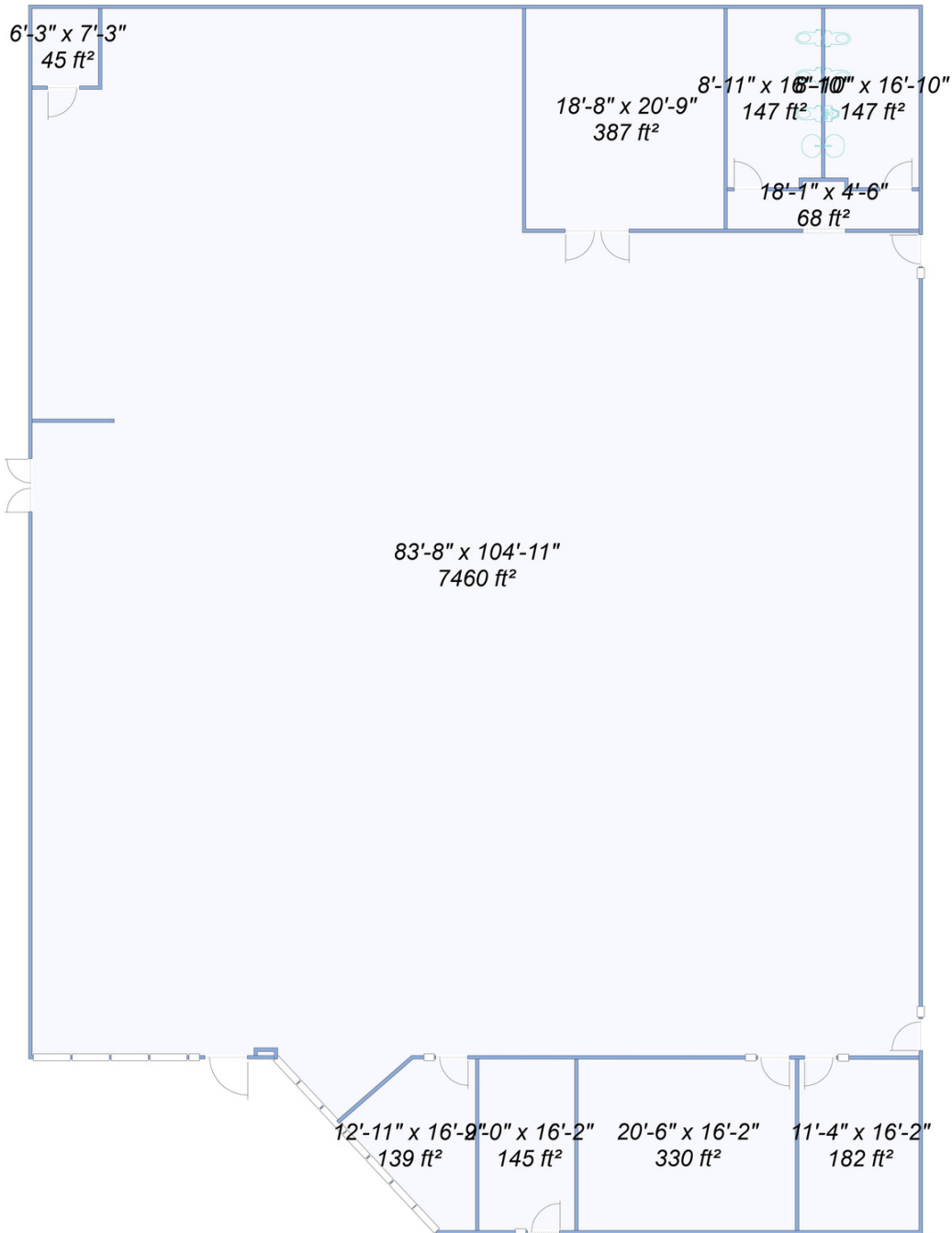
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FLOOR PLAN
Suite 150





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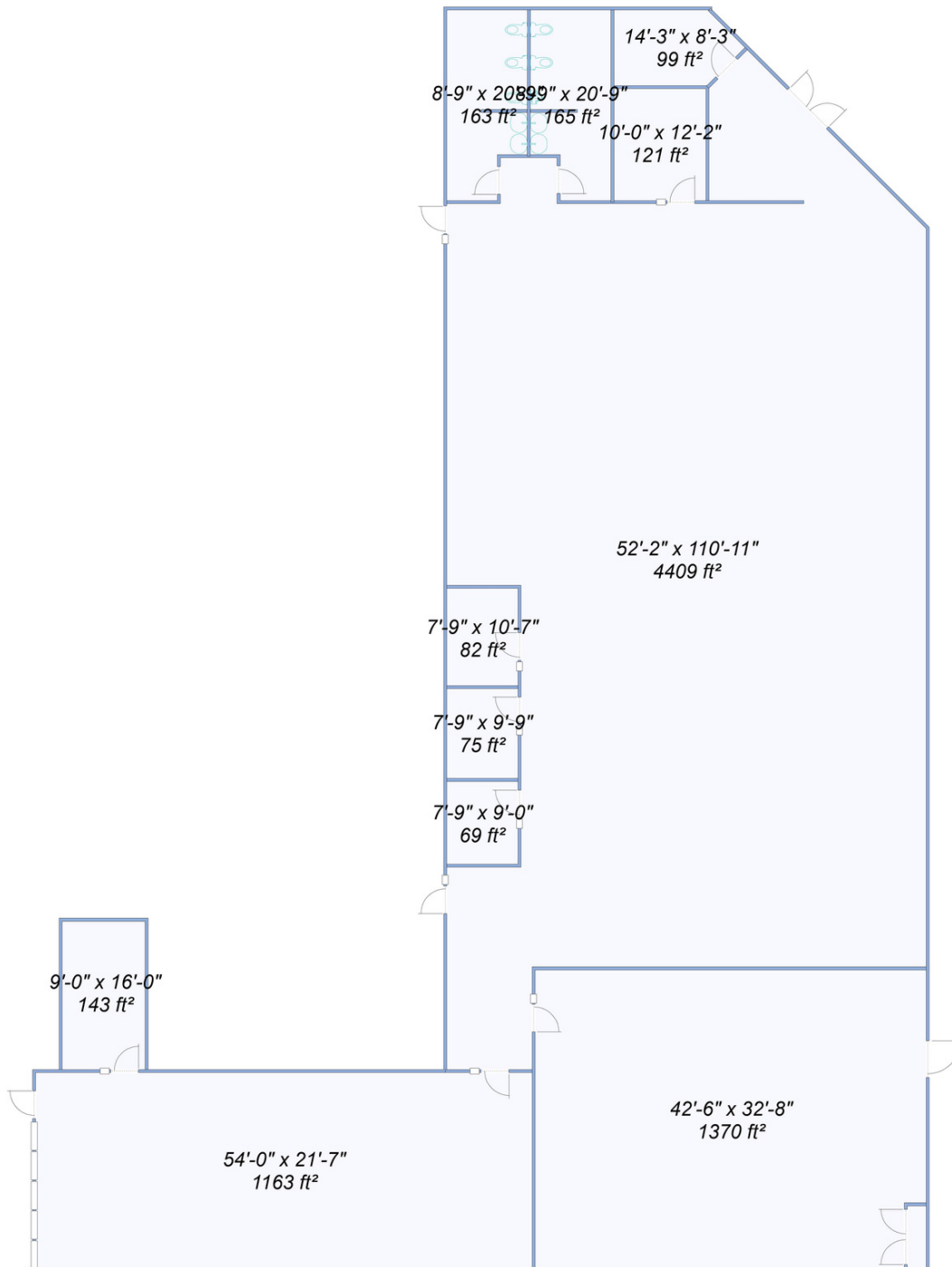
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FLOOR PLAN
Suite 170





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PROPERTY PHOTOS
Suites 120-170





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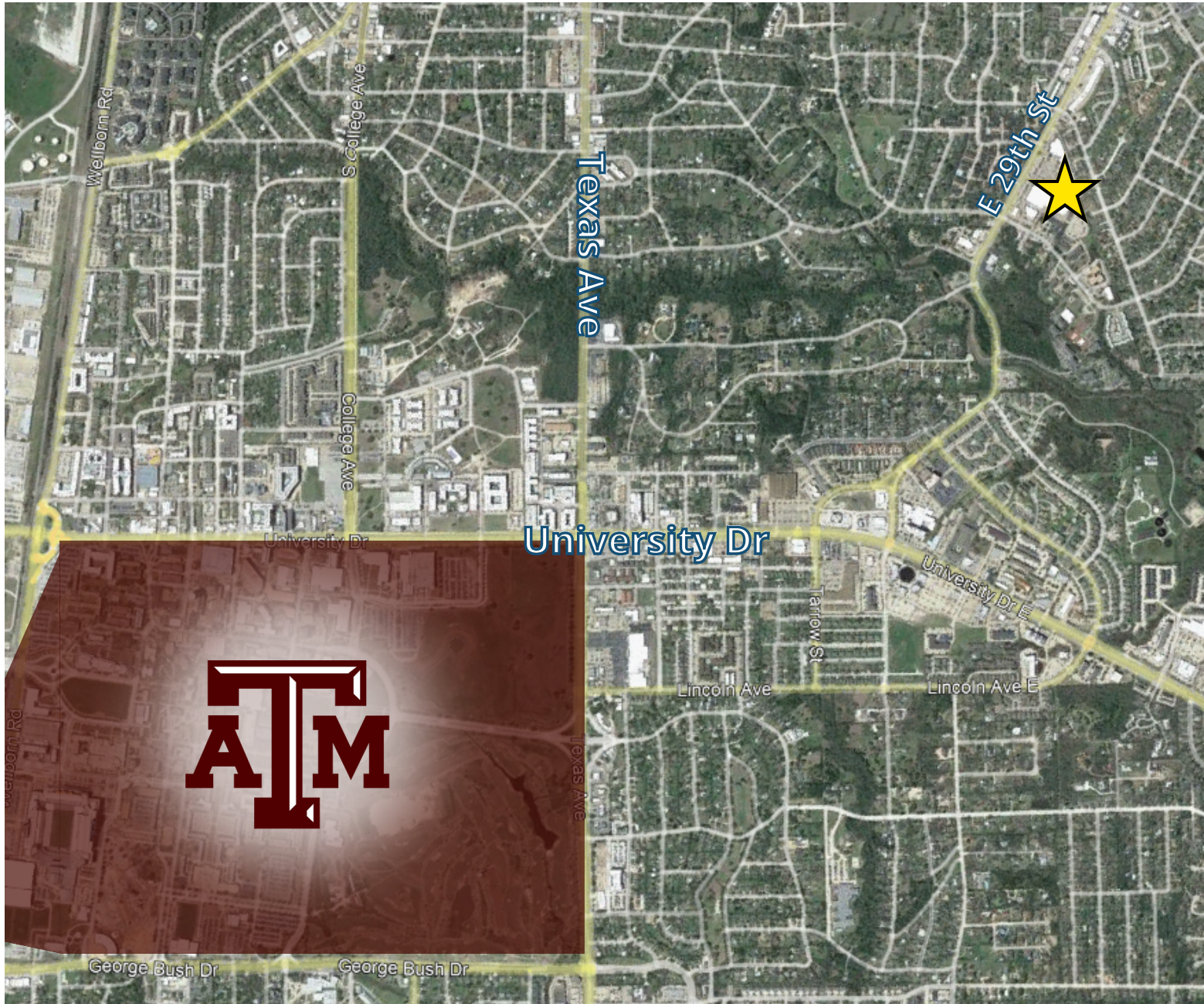
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AERIAL MAP





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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	info@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John R. Clark	358293	john@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Sochler	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

