

*FOR SALE*

Prices Range From  
\$225,000 to \$350,000

# Coulter Business Park

*Hwy 21 East*  
Bryan, TX



*70% Sold Out!*  
*Secure your lot today!*

*Coulter Airfield  
Airport*

*SOLD*

*SOLD*

*SOLD*

*SOLD*

*SOLD*

*SOLD*



*Josh Isenhour*





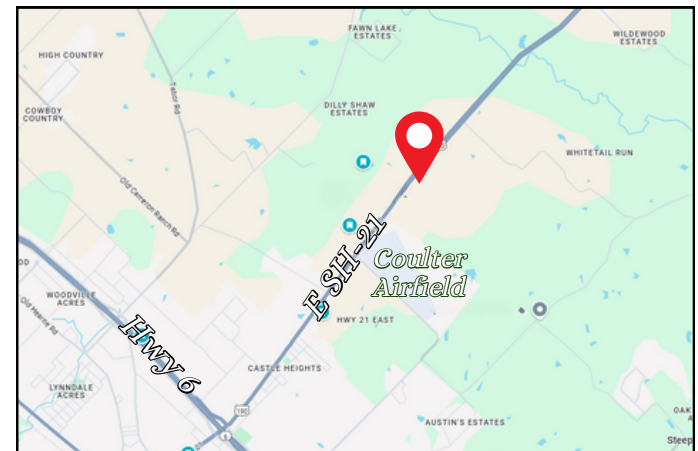
## OVERVIEW



***Hwy 21 East***  
Bryan, TX

## PROPERTY HIGHLIGHTS

- Commercial lots outside the city limits!
- Located in highly desirable area of Hwy 21 E just past Coulter Field airport
- Just 2.5 miles from Hwy 6
- Light restrictions on design criteria and uses to maintain long term values
- If you have been thinking of building a shop or plan to ever build one then this may be your last chance. Commercial lots like this are hard to come by in our market



*PLAT*

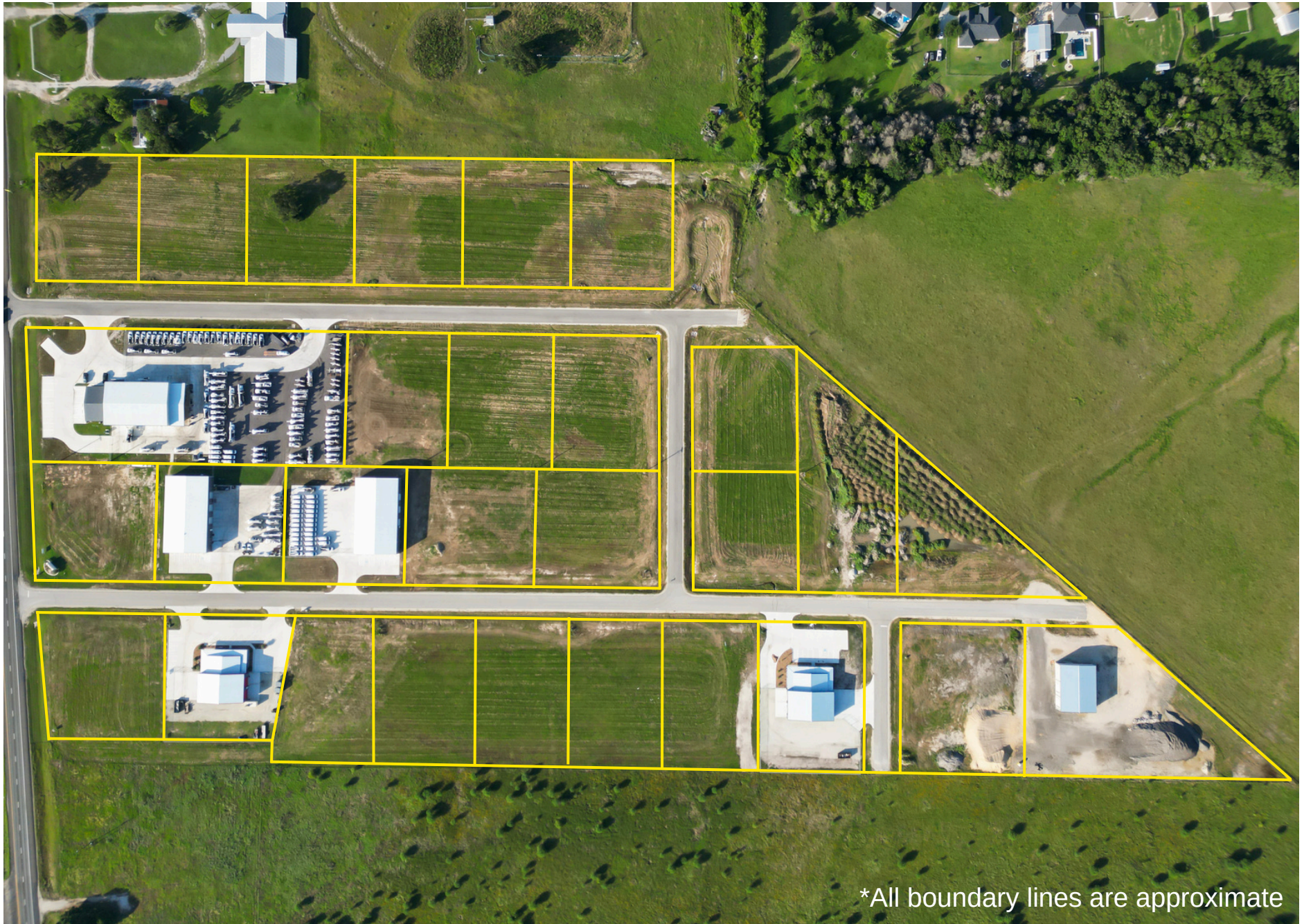


N 47°51'58" W - 1809.80'

| PH 1 - BLOCK 1 |             |              | PH 1 - BLOCK 2 |             |              | PH 1 - BLOCK 4 |             |              | PH 2 - BLOCK 3 |             |              | PH 2 - BLOCK 4 |             |              |  |  |  |
|----------------|-------------|--------------|----------------|-------------|--------------|----------------|-------------|--------------|----------------|-------------|--------------|----------------|-------------|--------------|--|--|--|
| <u>Lot</u>     | <u>Size</u> | <u>Price</u> | <u>Lot</u>     | <u>Size</u> | <u>Price</u> | <u>Lot</u>     | <u>Size</u> | <u>Price</u> | <u>Lot</u>     | <u>Size</u> | <u>Price</u> | <u>Lot</u>     | <u>Size</u> | <u>Price</u> |  |  |  |
| 1              | 1.030 AC    | \$365,000    | 1              | 1.152 AC    | SOLD         | 1              | 1.000 AC    | \$345,000    | 6              | 1.073 AC    | \$255,000    | 1              | 1.173 AC    | SOLD         |  |  |  |
| 2              | 1.003 AC    | SOLD         | 2              | 1.965 AC    | SOLD         | 2              | 1.041 AC    | SOLD         | 7              | 1.077 AC    | \$255,000    |                |             |              |  |  |  |
| 3              | 1.005AC     | SOLD         | PH 1 - BLOCK 3 | 3           | 1.041 AC     | SOLD           | 8           | 1.012 AC     | \$255,000      |             |              |                |             |              |  |  |  |
| 4              | 1.005 AC    | SOLD         |                |             |              |                |             |              |                |             |              |                |             |              |  |  |  |
| 5              | 1.000 AC    | SOLD         | <u>Lot</u>     | <u>Size</u> | <u>Price</u> | 4              | 1.041 AC    | SOLD         | 9              | 1.012 AC    | SOLD         | <u>Lot</u>     | <u>Size</u> | <u>Price</u> |  |  |  |
| 6              | 1.000 AC    | SOLD         | 1              | 1.173 AC    | SOLD         | 5              | 1.052 AC    | SOLD         | 10             | 1.012 AC    | SOLD         | 1              | 1.152 AC    | \$365,000    |  |  |  |
| 7              | 1.001 AC    | SOLD         | 2              | 1.014 AC    | SOLD         |                |             |              | 11             | 1.040 AC    | SOLD         | 2              | 1.125 AC    | \$225,000    |  |  |  |
| 8              | 1.017 AC    | SOLD         | 3              | 1.174 AC    | SOLD         |                |             |              | 3              | 1.125 AC    | SOLD         |                |             |              |  |  |  |
|                |             |              |                |             |              |                |             |              |                |             |              | 4              | 1.125 AC    | \$225,000    |  |  |  |
|                |             |              |                |             |              |                |             |              |                |             |              | 5              | 1.012 AC    | \$225,000    |  |  |  |
|                |             |              |                |             |              |                |             |              |                |             |              | 6              | 1.020 AC    | \$225,000    |  |  |  |



# PROPERTY OUTLINE



\*All boundary lines are approximate





*For more information  
contact:*

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*Hwy 21 East*  
Bryan, TX

**CLARK  
ISENHOUR**  
Real Estate Services, LLC







## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 Agent/<br>Associate                      | License No. | Email                       | Phone      |
|   |             |                             |            |
| Sales Agent/Associate's Name  | License No. | Email                       | Phone      |
|   |             |                             |            |

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

\_\_\_\_\_  
Date