

*FOR SALE*

# Cross Park Office Condos

*3851 Corporate  
Center Dr.*

*Bryan, TX*



*Howard Mayne  
Emily Schuler*







## OVERVIEW



**3851 Corporate  
Center Dr**

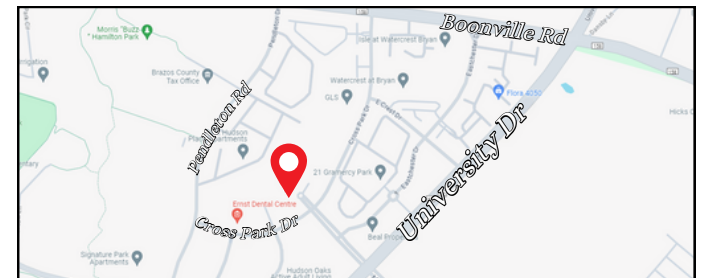
**BRYAN, TX**

## ABOUT THE PROPERTY

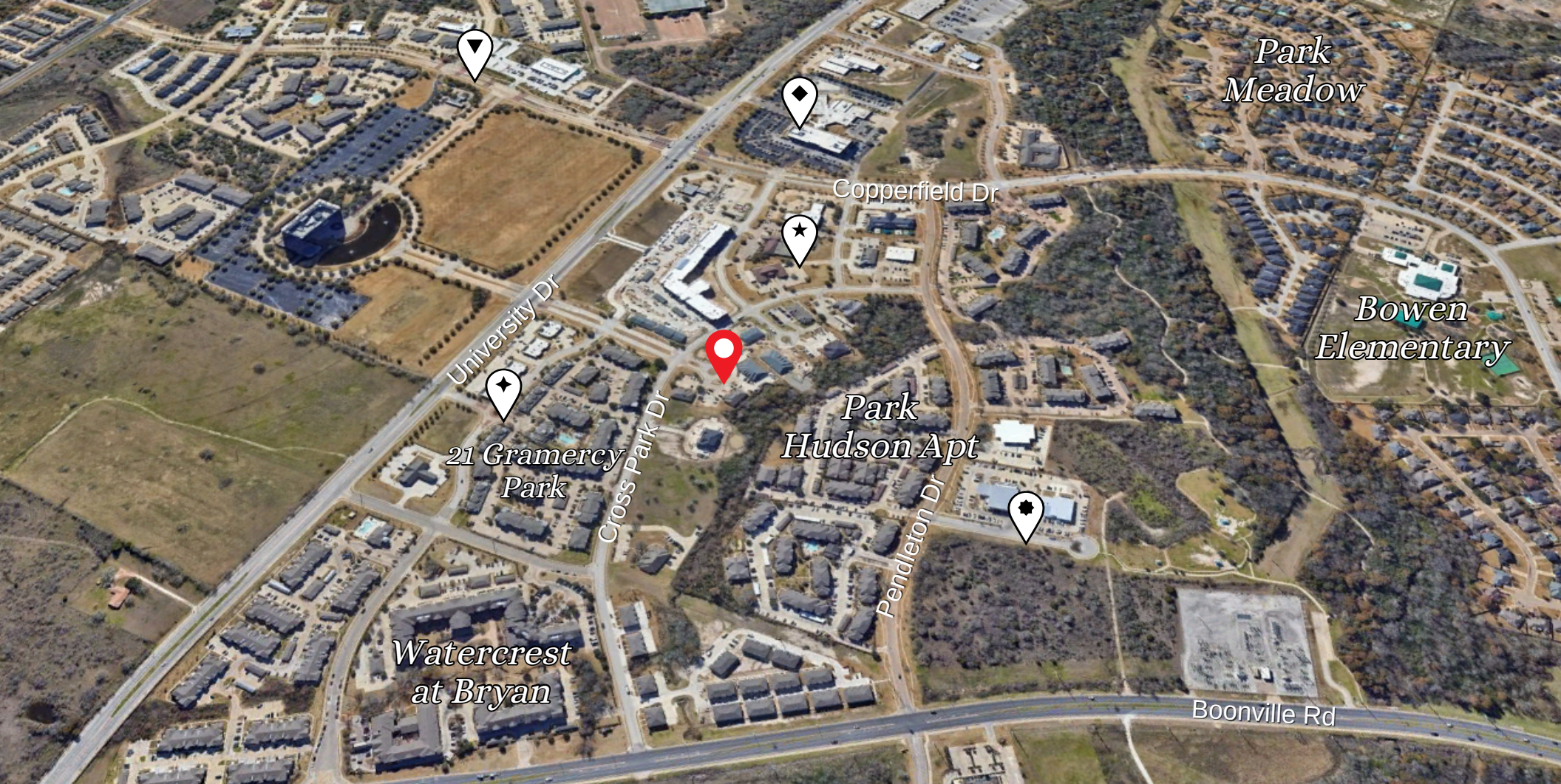
- 1,603 - 2,000 SF shell units available.
- Finish-out to suit user needs.
- Centrally located between Bryan & College Station.
- Rapidly developing area.
- Great for business owners.
- Don't delay - Previous phase sold out.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	6,314	42,825	136,534
Average Household Size	1.8	2.1	2.3
Average Household Income	\$66,164	\$51,544	\$43,274







## SURROUNDING BUSINESSES



**3851 Corporate  
Center Dr  
BRYAN, TX**

★ The Payne Law Group  
Service Insurance Group  
Reece Homes  
Ernst Dental Centre  
James Stonecipher  
Advanced Care Endodontics  
Thornton Dental  
Kidde Academy of Bryan  
Fountain Place  
South Land Title  
Prosperity Bank  
Texas Regional Eye Center

◆ Wellman Insurance  
Johnson Dentistry  
Integrity Urgent Care  
The Physicians Centre Hospital  
Effective Massage Therapy  
Kory Gil Sports Medicine  
Restore Hyper Wellness  
Brazos Valley Dermatology  
Jefferson Custom Homes  
Laura's Custom Framing  
Specialities Photography  
Lisam Systems

Citizens Bank  
At Home Properties  
TM5 Properties  
Hilton Garden Inn  
Holiday Inn Express  
Hernandez Law Firm  
▼ Prosperity Bank  
Lawyers Title Company  
Scasta Family Dentistry  
J&S Studies  
American Momentum Bank  
◆ BCS Pain Clinic

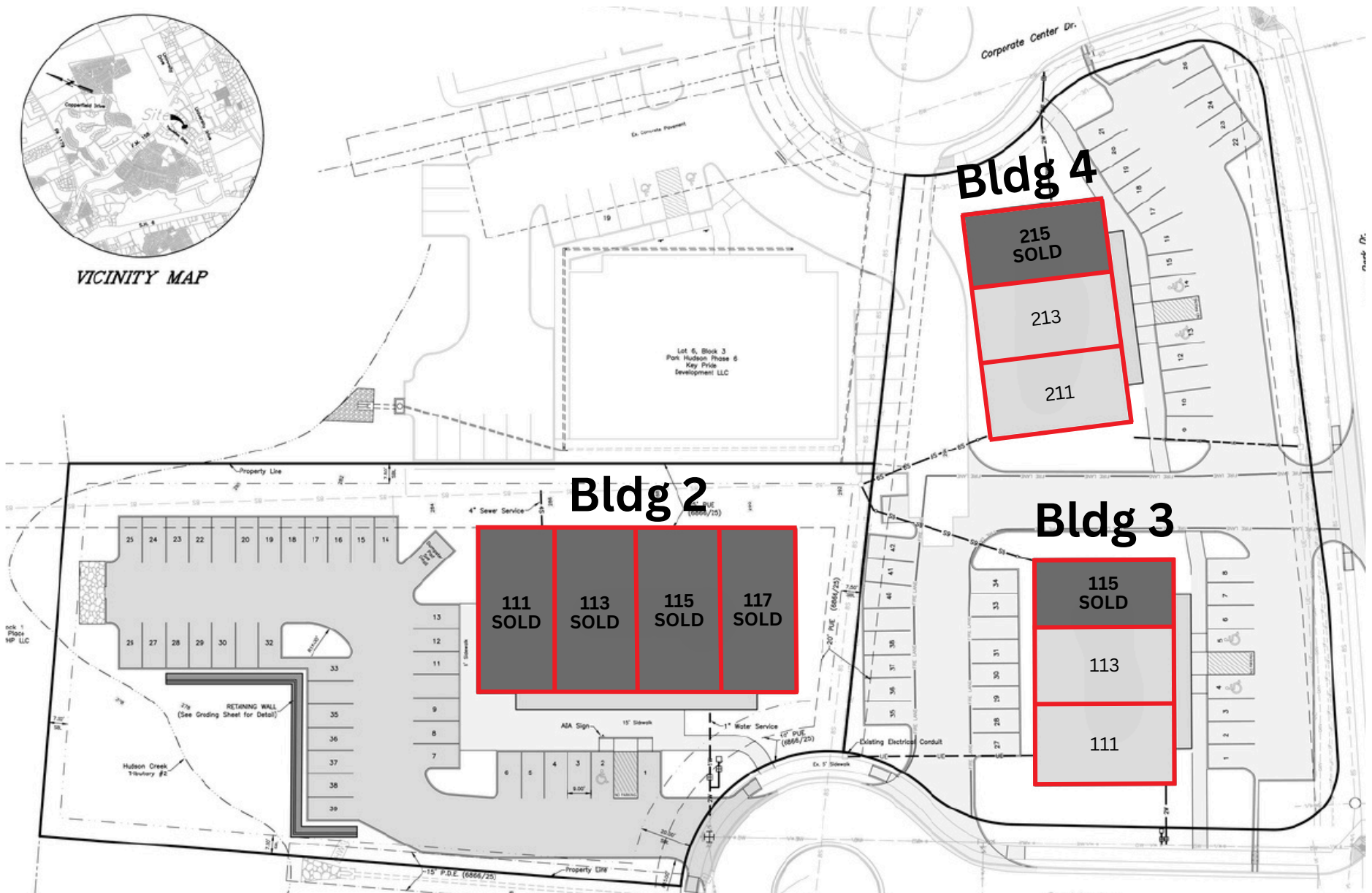
Beal Properties  
The Dunlap Group  
Capital Title of Texas  
HOTWORX  
★ Brazos County Tax Office  
Brazos County A&M Agrilife  
Brazos County Master  
Gardeners Association  
Brazos Centreal Appraisal  
District  
Christopher's World Grille



# SITE PLAN



VICINITY MAP



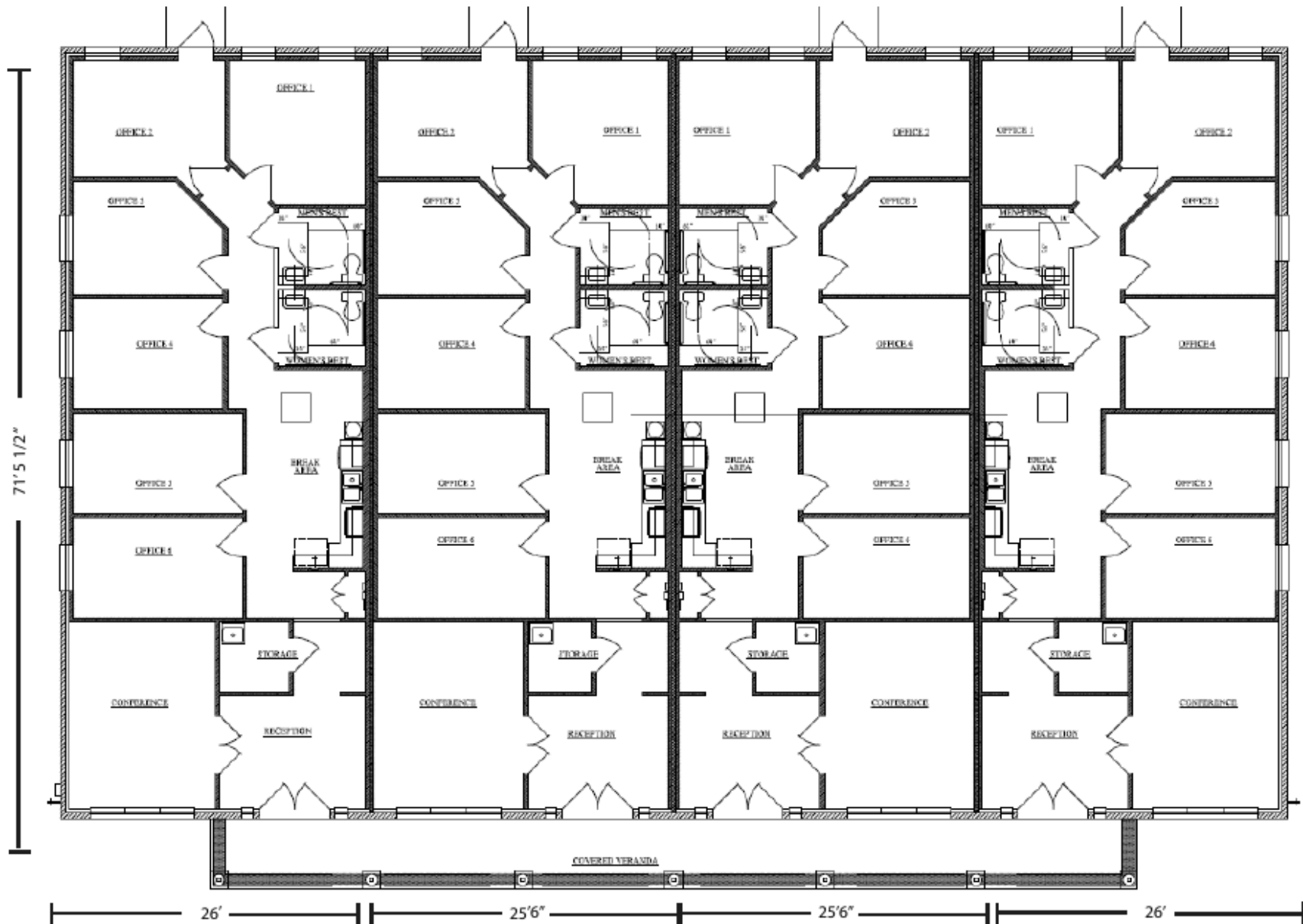


# *CURRENT AVAILABILITY*

	SUITE	PRICE	FLOORS
BUILDING #2	111	SOLD	2,000 SF
	113	SOLD	2,000 SF
	115	SOLD	2,000 SF
	117	SOLD	2,000 SF
BUILDING #3	111	\$350,000	1,603 SF
	113	\$340,000	1,603 SF
	115	SOLD	1,603 SF
BUILDING #4	211	\$350,000	1,603 SF
	213	\$340,000	1,603 SF
	215	SOLD	1,603 SF



# SAMPLE FLOORPLAN





# *SAMPLE BUILDOUT*











*For more information  
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*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.*

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
Howard Mayne	699909	howard@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials      Date