

## **Crowley Tower Point Buildings**

1275 Arrington Road College Station, Texas 77845 For more information, please contact:

Josh Isenhour 979.268.6840 josh@clarkisenhour.com

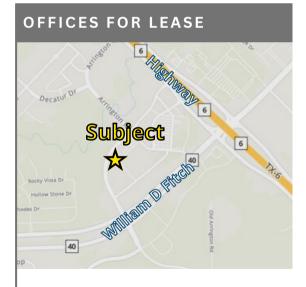
Howard Mayne 979.739.2814 howard@clarkisenhour.com



# **PROPERTY FEATURES**

- Two new office/retail buildings almost completed in the heart of Tower Point
- 4,165 SF available to accommodate your business
- Landlord will subdivide

- Generous tenant improvement package available based on lease terms
- Customize finish-out to fit your needs
- Locate your business in Bryan/College Station's most desired market
- Construction to be completed by the year end



### **Offered for Lease: \$28/SF NNN**

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

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner



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## **PROPERTY PHOTOS**







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# **AERIAL**



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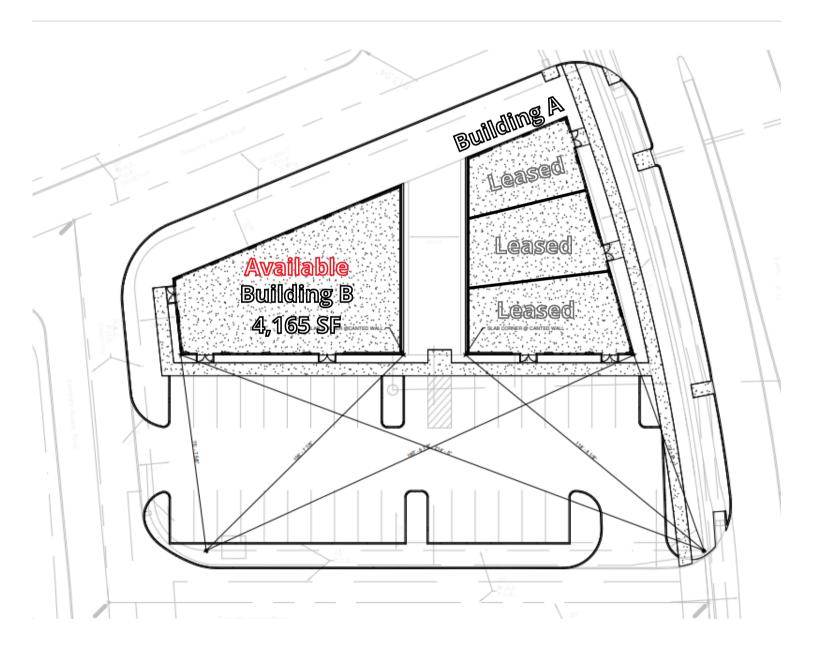
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# SITE PLAN



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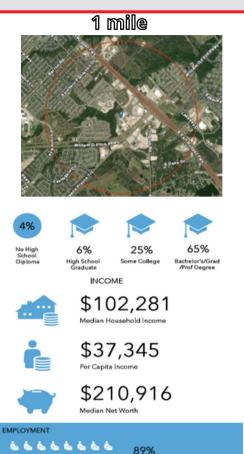


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7%

5%

KEY FACTS

HOUSEHOLD INCOME (\$)

5,969

Population

1,996

Households

200000+

150000-199999

100000-149999

75000-99999

50000-74999 35000-49999

25000-34999

15000-24999

0.14999

5.5%

32.2

Median Age

\$80,472

Median Disposable Income

# 3 miles



64% 1 1% 23% 1 2% e College Bachelor's/Grad /Prof Degree



INCOME

\$42,463 ↑ \$5,118 Per Capita Income

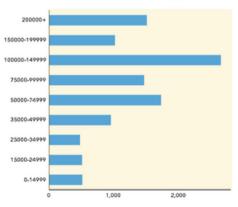
\$195,182 \$ \$15,734 Median Net Worth



KEY FACTS

35,913 1 29,944	31.0↓1.2 Median Age	
Population		
12,808 ↑ 10,812	\$77,179↓\$3,293	
Households	Median Disposable Income	

HOUSEHOLD INCOME (\$)





5 miles



INCOME



**\$57,515**↓\$44,766 Median Household Income



\$32,800 \$4,545 Per Capita Income



\$25,100 \ \$185,816 Median Net Worth

EMPLOYMENT				
ing in	75%↓14%			
est 4 Blue Coller	12%↑5% <b>7.6%</b> ↑2.1%			
Services	13% 18% Unemployment Rate			
KEY FACTS				
83,921 ↑ 77,952	25.9 1 6.3			
Population	Median Age			
32,378 † 30,382 Households	\$48,997↓\$31,475 Median Disposable Income			

### HOUSEHOLD INCOME (\$) 200000 150000-19999 100000-14999 75000-9999 50000-7499 35000-49999 25000-34999 15000-24999 0.1499 2.000 3.000 4.000 1.000

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600



400

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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.

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

Buyer/Tenant/Seller/Landlord Initials

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Date

### **Regulated by the Texas Real Estate Commission**

Information available at www.trec.texas.gov



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