

*OFFICE & RETAIL
FOR LEASE*

Park Station

*401 N Main St.
Bryan, TX*

**CLARK
ISENHOUR**
Real Estate Services, LLC



*Sam Solcher
Josh Isenhour*





OVERVIEW

 **401 N Main St**
BRYAN, TX

ABOUT THE PROPERTY

Newly constructed in the heart of Downtown Bryan, this mixed-use building is the epitome of the revitalization of the Downtown area. It boasts modern finishes while maintaining the historic aesthetic loved by the area. This is an ideal location for your storefront or office!

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	10,251	58,206	114,277
Average Household Size	2.9	2.7	2.5
Average Household Income	\$39,830	\$48,199	\$47,366

CONTACT

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PROPERTY HIGHLIGHTS

- 24/7 security code access
- Ample parking for staff and customers with street parking and reserved spots in the rear lot
- Synergy with other Downtown Bryan Businesses and the community at large
- Signage opportunities for retail locations
- Tenant Improvement allowance available with good credit tenant and acceptable lease terms



*Downtown
Bryan*

SURROUNDING RETAIL



**401 N Main St
BRYAN, TX**

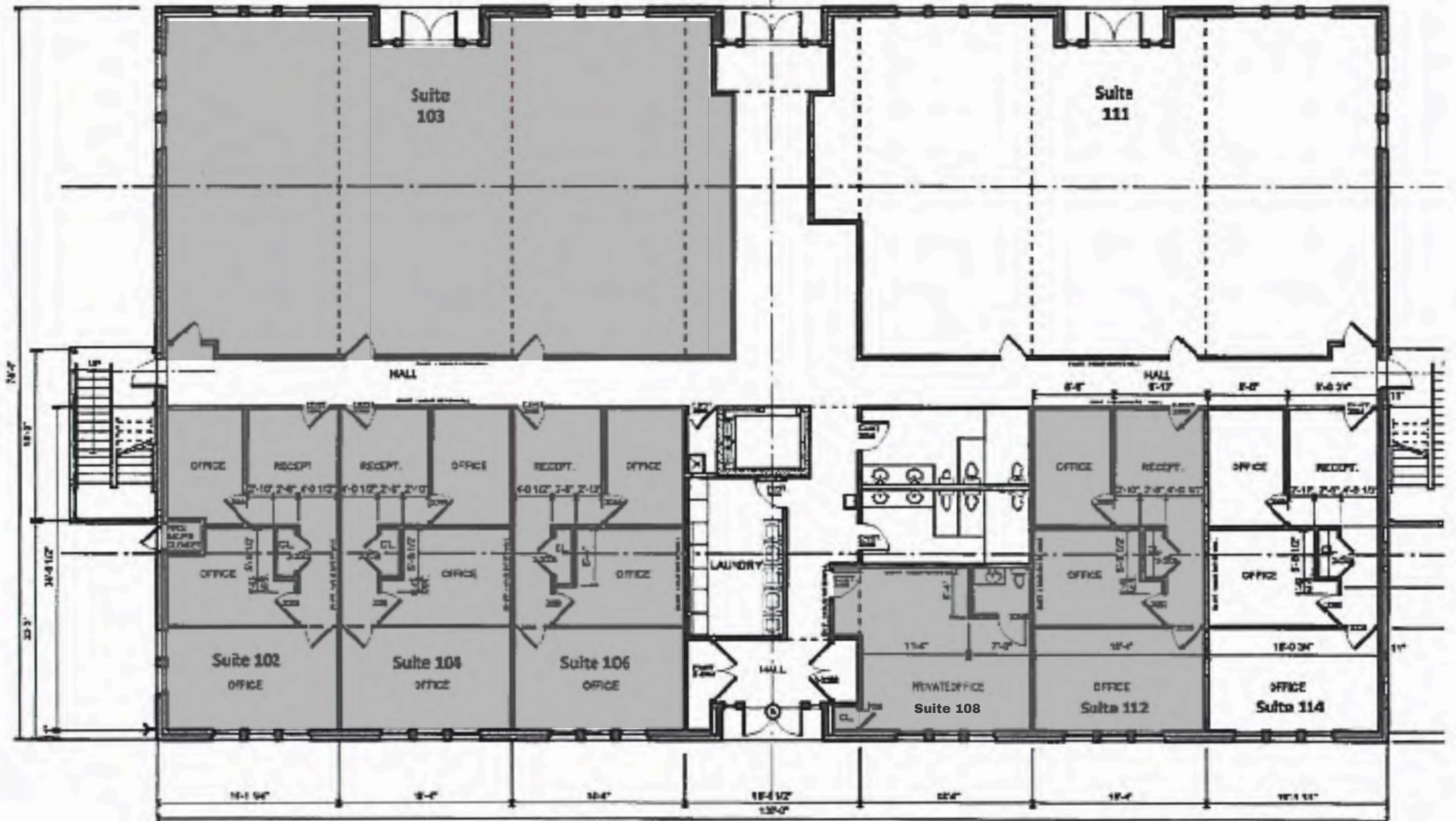
FOOD & DRINK

- ★ Tavo Coffee Co
- Caffe Capri
- Zeitman's Grocery Store
- The Chocolate Gallery of BCS
- Margie's Bar and Grill
- Taco Crave
- ◆ Barvarian Brauhaus
- Harvest Coffee BAR
- Subway
- RX Pizza
- Mr. G's Italian Pizzeria
- 3rd on Main
- Proudest Monkey
- All the Kings Men
- Papa Perez
- Billy's Grille
- ◆ The 101
- Chicken Express
- ◆ Longhorn Tavern
- Dairy Queen
- Esmerelda's
- La Familia
- Hot Dogs and Wings etc
- ▼ McDonalds
- Wienerschnitzel
- Whataburger
- Taco Bell
- Sonic

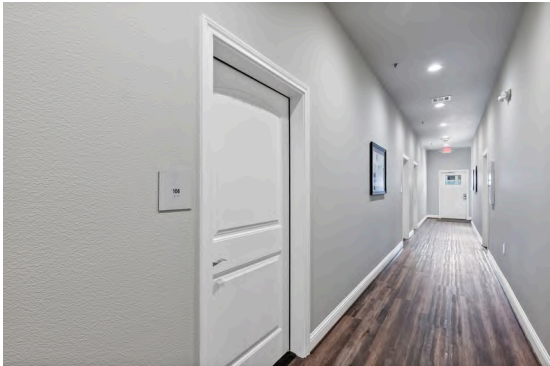
RETAIL & OTHER BUSINESSES

- ★ Alices Attic
- Sweet Repeat Resale
- Whimsy & Wild Emporium
- Catalena Hatters
- Texas Rose Boutique
- Daniel Stark Law Office
- United States Post Office
- ◆ Bird's Nest Gifts
- Corner of Time Antiques
- The Frame Gallery
- Palace Theater
- The Queens Theater
- Carnegie History Center
- The Stafford Theater
- The Queens Theater
- Carnegie History Center
- The LaSalle Hotel
- ◆ Clara B. Public Library
- Truist Bank
- Bryan Police Department
- BTU
- Ambrose Furniture Works
- ◆ Brazos County Courthouse
- Brazos County Health Dept
- ▼ Caliber Collision
- Premier Stitching
- Capital Custom Title
- George's Paint and Body

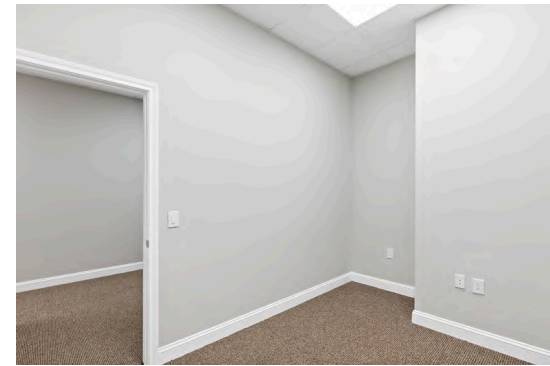
FLOOR PLAN



CURRENT AVAILABILITY



SUITE	TYPE	RATE
102	Office	LEASED
103	Retail	LEASED
104	Office	LEASED
106	Office	LEASED
111	Retail	\$3,900
112	Office	LEASED
114	Office	\$1,490
108	Private Office	LEASED









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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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
Sam Solcher	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date