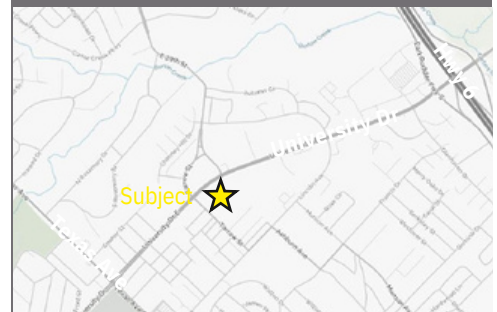




PROPERTY FEATURES

- Retail/office center with great visibility from University Drive
- Located at the lighted intersection of University Drive and Tarrow Street
- 2018 TxDOT average traffic count - 39,038 VPD on University Drive
- Just a few blocks away from the Texas A&M University campus! - Fall 2020 Enrollment: 71,109 students!
- Quick access to neighboring restaurants
- Abundant parking available
- Large signage available on building facade and on pylon sign fronting University Drive

SUITES FOR LEASE



Suite 101F

Size: 3,247 SF

Price: \$3,250/MO NNN

2022 Estimated total rent = \$4,300/Month

Suite 106

Size: 3,001 SF

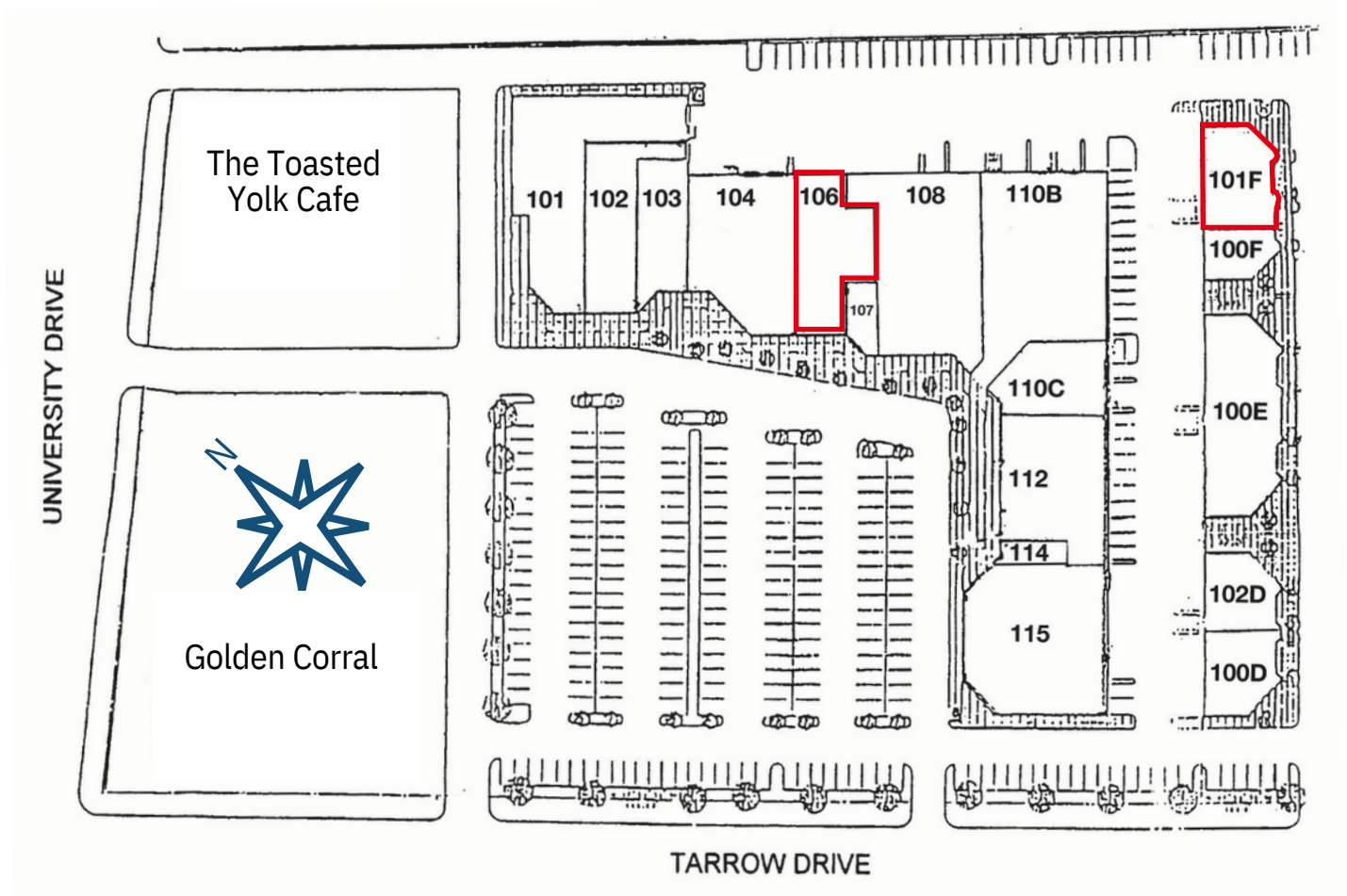
Price: \$3,450/MO NNN

2022 Estimated total rent = \$4,425/Month

AERIAL



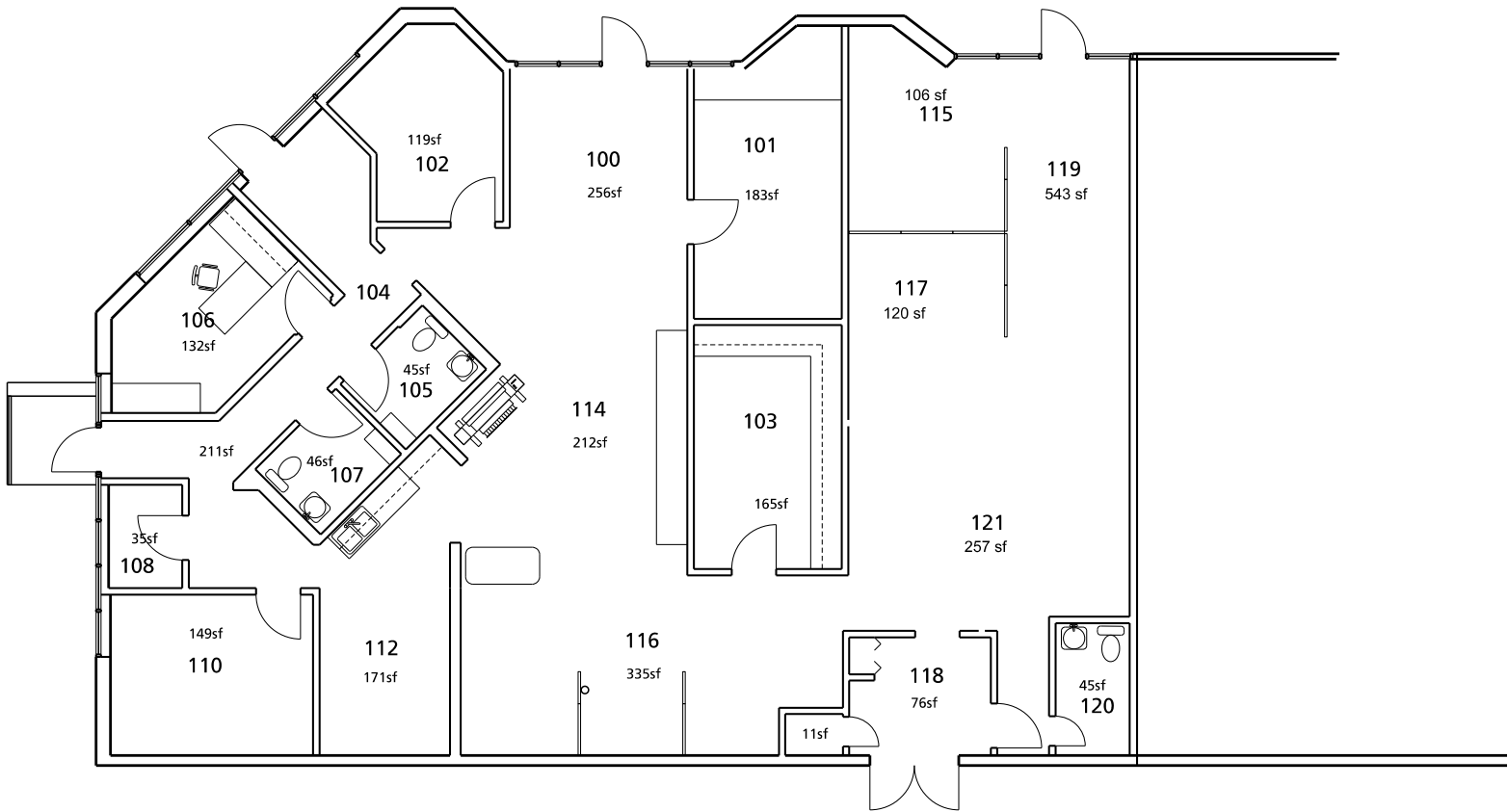
SITE PLAN



TENANT LIST

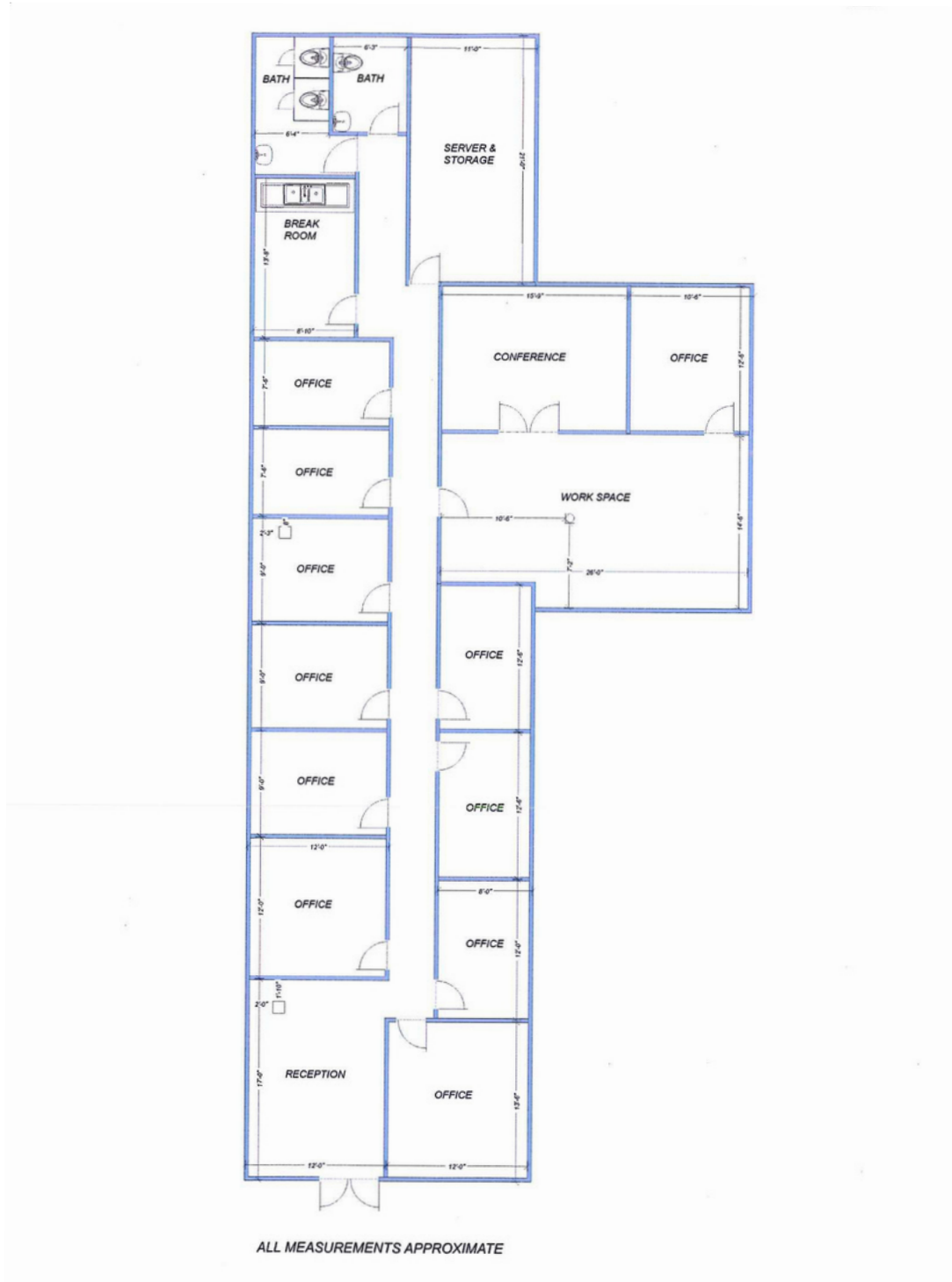
101 - Four Downs Sports Bar	9,500 SF	110 C - BPL Plasma	3,851 SF
102 - A Wild Hair	3,561 SF	112 - BPL Plasma	5,490 SF
103 - RDA	2,806 SF	114 - BPL Plasma	675 SF
104 - Texas A&M	6,659 SF	115 - New Life Church	8,100 SF
106 - AVAILABLE	3,001 SF	100D - Music Lessons 1 on 1	2,347 SF
107 - Convergence Resources	1,250 SF	102D - The Bridge Yoga BCS	2,347 SF
108 - BHHS Caliber Realty	10,027 SF	100E - Evers and Sons	5,689 SF
110B - New Life Church	10,202 SF	100F - University Sidekicks	1,336 SF
		101F - AVAILABLE	3,247 SF

101F FLOORPLAN





106 FLOORPLAN





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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:
 - 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	INFO@CLARKISENHOUR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
JOSH ISENHOUR	506325	JOSH@CLARKISENHOUR.COM	(979)268-6840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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 Date

Clark Isenhour Real Estate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

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IABS