



3131 E. 29TH ST, BUILDING C

Bryan, Texas 77802

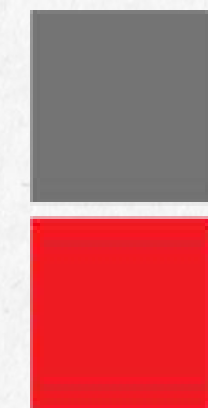


brick + parcel

REAL ESTATE GROUP

**CLARK
ISENHOUR**

Real Estate Services, LLC



Jordan Kleckley '08 | Broker/Owner

jordan@brickandparcel.com

979-451-6092

Scott Lovett '13 | Realtor

scott@clarkisenhour.com

979-224-3721

Offering Summary

Leasing Rate: \$500 - \$1200/month

Building Size: 3496 SF

Available SF: +/- 89 SF to 449 SF

Highlights

Renovated Fall 2023

Professional Co-Working Environment

Shared Main Living/Common Areas

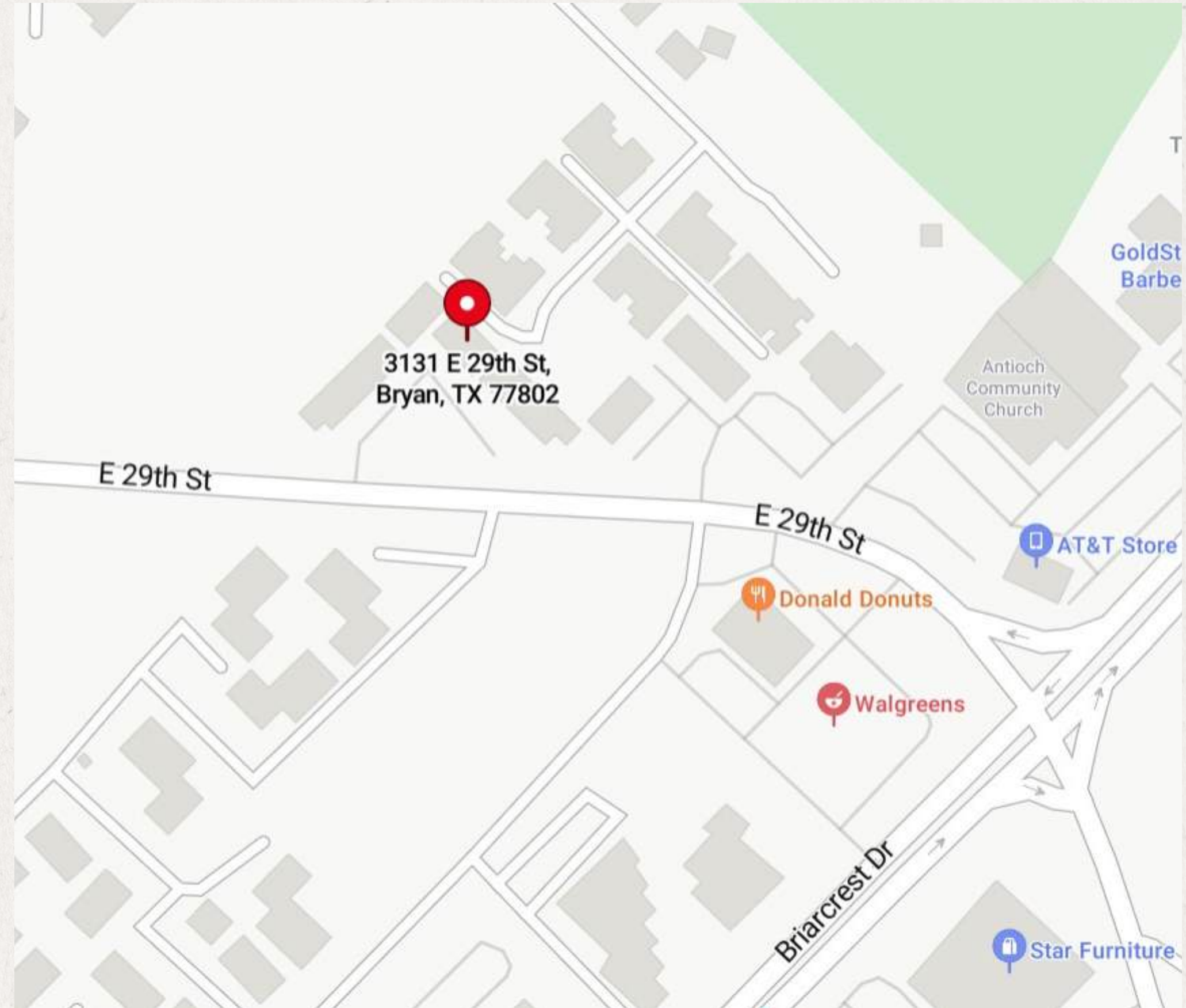
Shared Conference Room with Smart TV

Kitchen with Refrigerator and Microwave

2 Restrooms

24/7 Security Code Access

Lease includes high speed internet, utilities and regular janitorial services





Turn-key remodeled offices located in a professional co-working environment and available for immediate lease.

The office boasts modern high-quality finishes and is equipped with a shared conference room that features a large TV for online meetings or presentations.

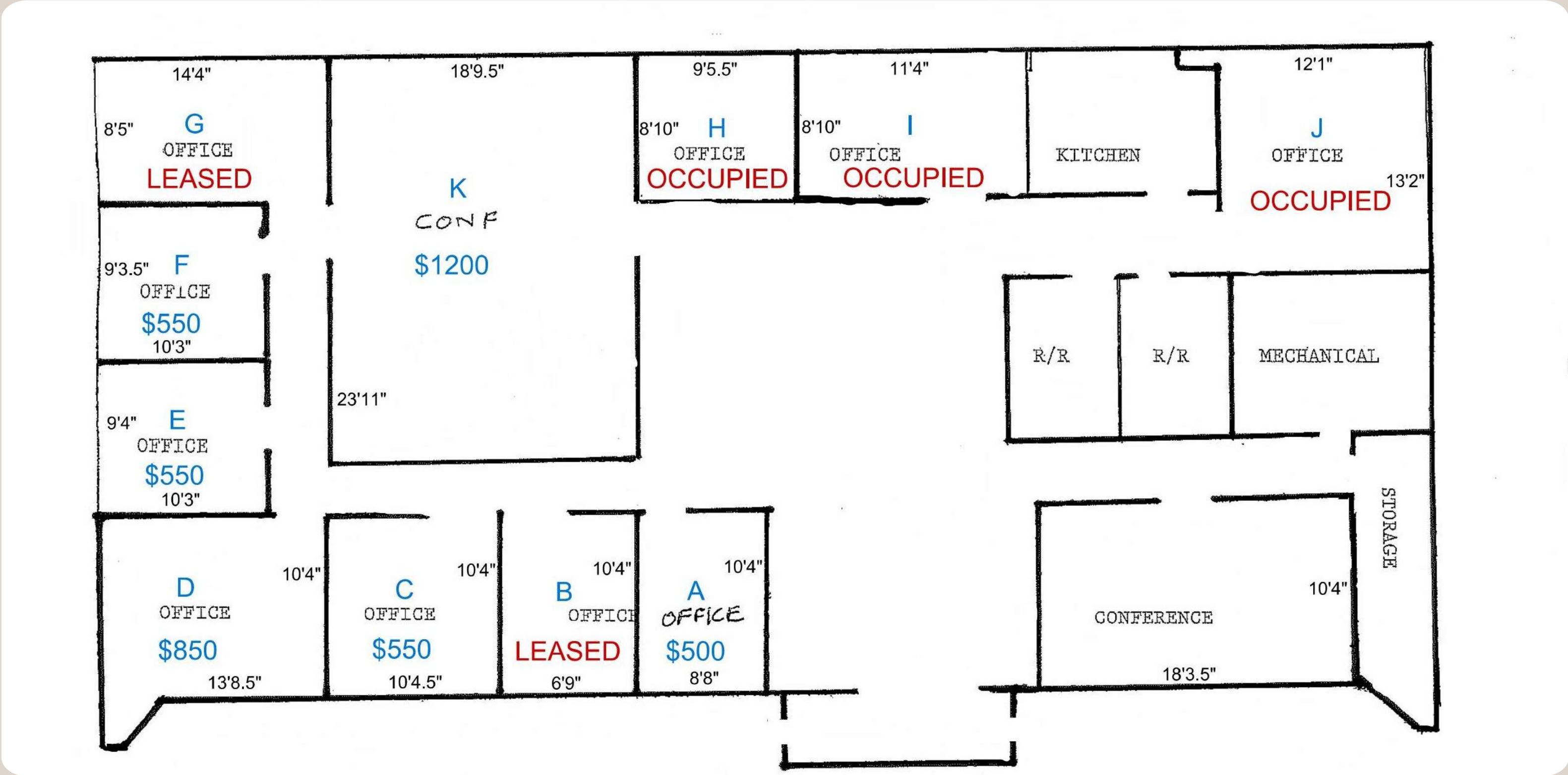
The common area is furnished with spacious and comfortable seating and the renovated kitchen is equipped with a sink, refrigerator and microwave.

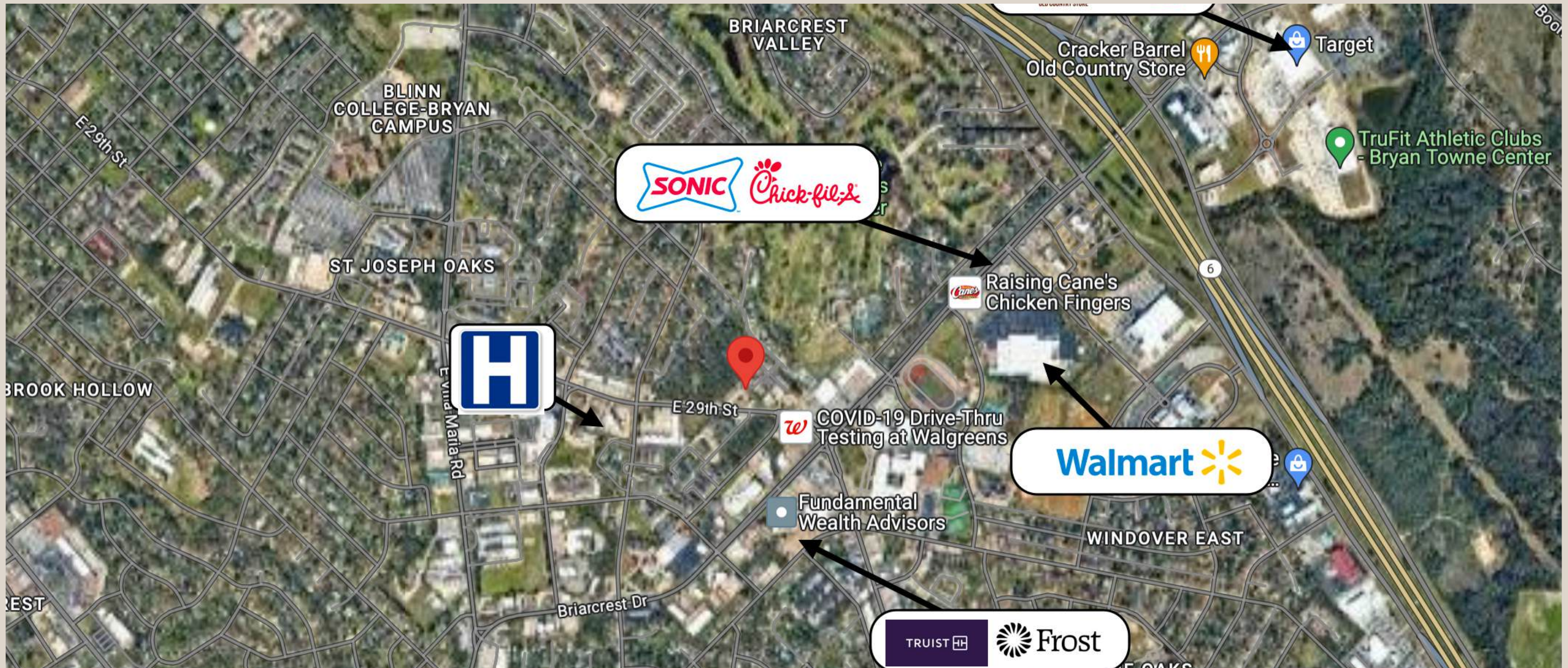
The property also features two renovated and spacious restrooms. The office is accessible 24/7 with a security code access system.

Each private office has a window, BRAND NEW carpet, new paint and door that locks. All bills included - utilities, high-speed internet and regular janitorial services.

Multiple office spaces available for lease.

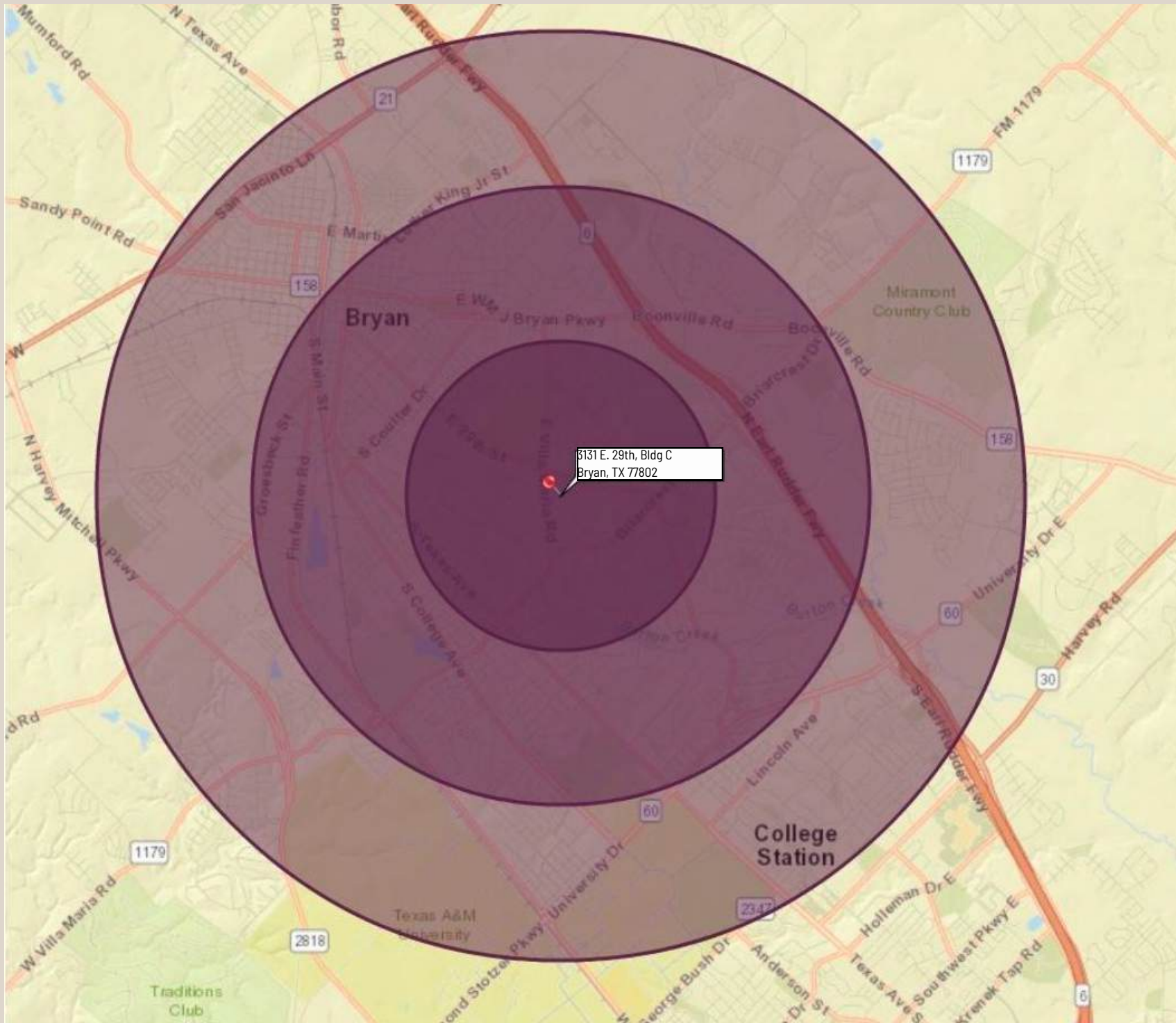






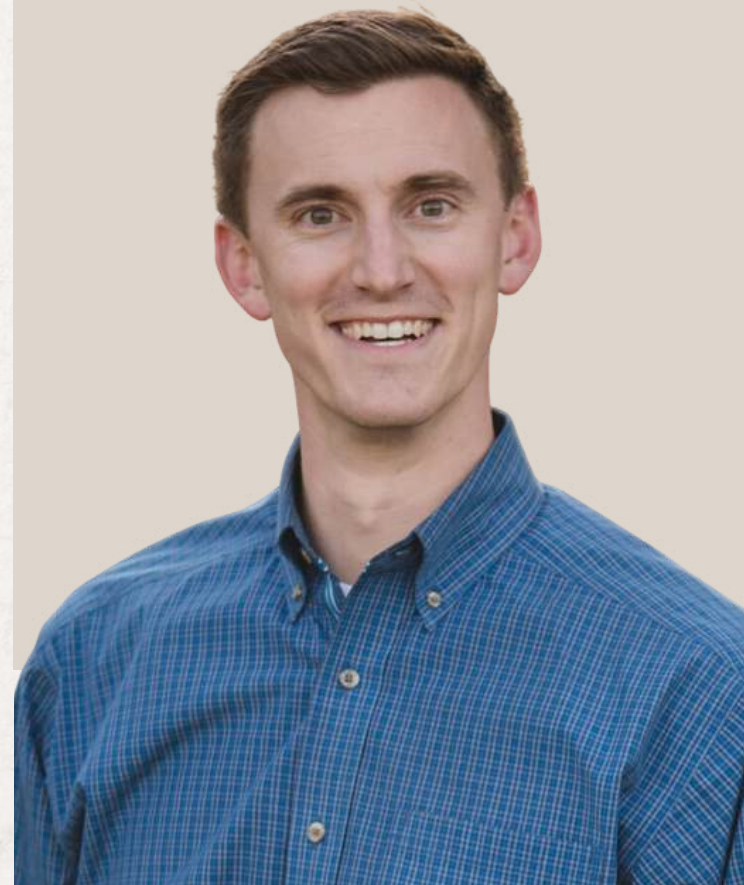
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Market Overview






Population :	1 Mile	2 Miles	3 Miles
Total Population:	5,402	25,642	49,917
Median Age :	37.7	37.95	36.05

Households:	1 Mile	2 Miles	3 Miles
Total Households :	2,268	10,158	19,144
# of Persons/HH:	2.38	2.39	2.51
Avg HH Income :	\$61,244	\$47,382	\$42,022
Avg House Value :	\$180,044	\$124,791	\$121,829






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Information About Brokerage Services
Texas law requires all real estate licensees 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jordan Kleckley	677070	jordan@brickandparcel.com	(361)549-1707
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date

Regulated by the Texas Real Estate Commission
 TXR-2501

Information available at www.trec.texas.gov
 IABS 1-0 Date
 Buyer 1-4 Purchase

Jordan Kleckley

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