

**New Roof and HVAC
Installation in September!**

FOR SALE/LEASE

**51,185 SF
\$11,00,000 or
\$18/SF/YR**

**3101
University
Dr E**

Bryan, TX 77802



*Emily Schuler
Howard Mayne*



OVERVIEW



3101 University Dr E
Bryan, TX 77802

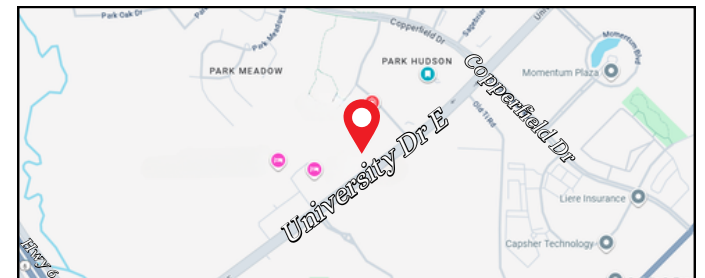
PROPERTY HIGHLIGHTS

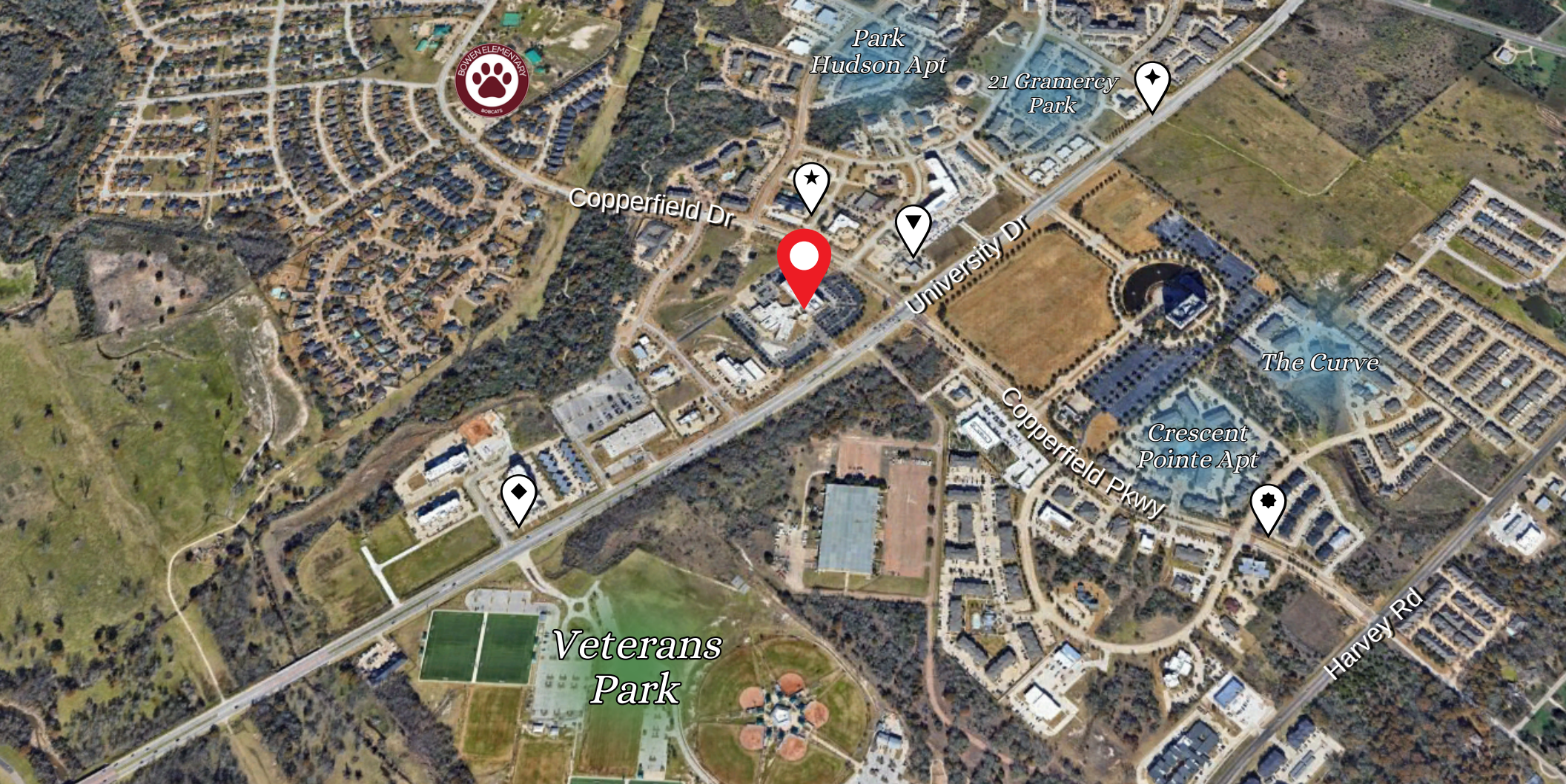
Expansive former call center, offering over 51,000 square feet of usable space with:

- Flexible Zoning - Ideal for many commercial or institutional uses
- Ample Parking - Over 500 parking spaces to accommodate large gatherings
- Room to Grow - Plenty of space for future expansion
- Subdividable - Owner is open to dividing the space for multiple tenants

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	5,319	52,989	147,182
Average Household Size	1.8	2.1	2.2
Average Household Income	\$65,115	\$52,068	\$47,247





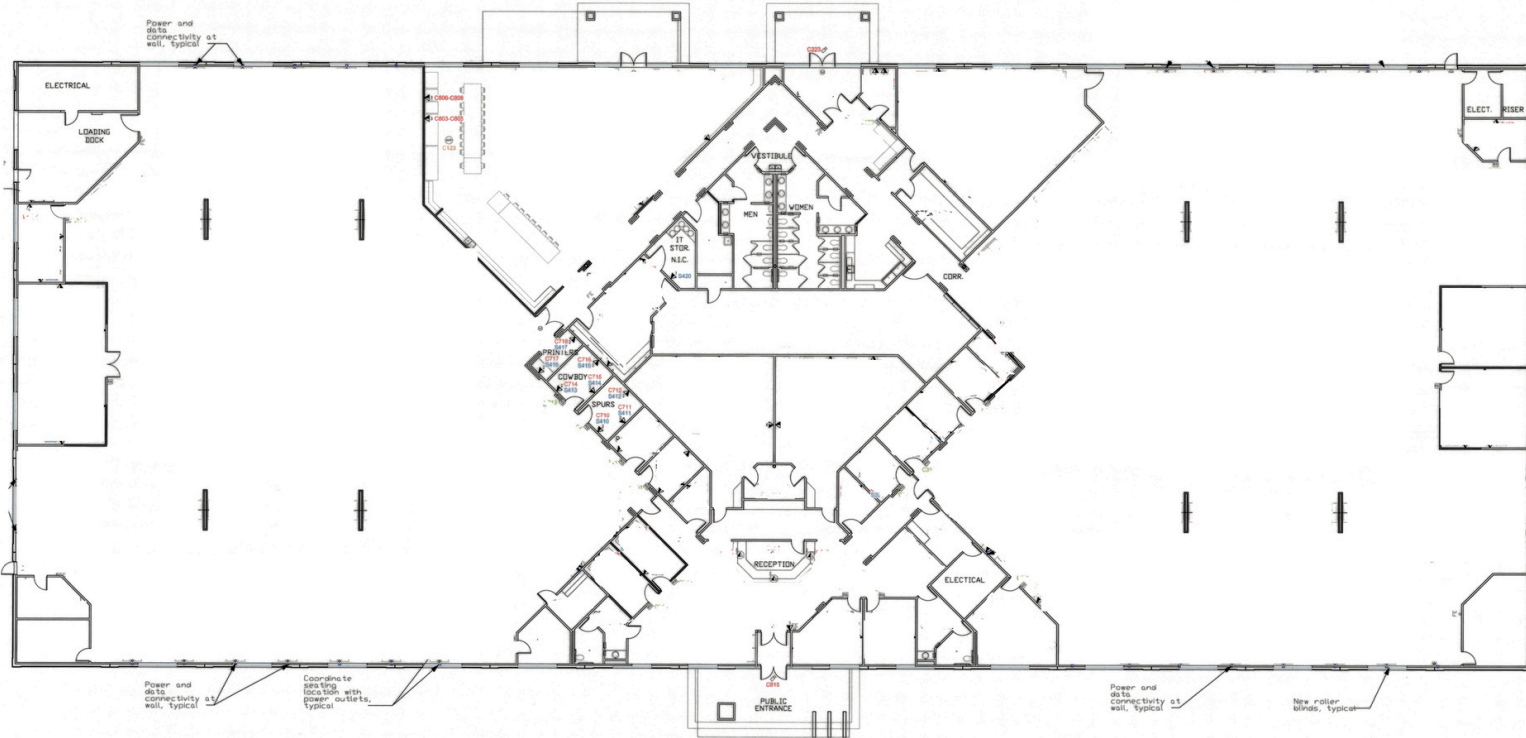
SURROUNDING BUSINESSES



3101 University Dr E
Bryan, TX 77802

- ★ 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
- ◆ Starbucks
- TXB Convenience Store
- Wellman Insurance
- Johnson Dentistry
- Integrity Urgent Care
- Effective Massage Therapy
- Kory Gil Sports Medicine
- Restore Hyper Wellness
- Brazos Valley Dermatology
- Jefferson Custom Homes
- Laura's Custom Framing
- Specialties 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
- ◆ Thompson, Derrig & Craig
- Lawyers Title Company
- Scasta Family Dentistry
- J&S Studies, Inc
- Paradowski Law
- Casper Technology
- Northwestern Mutual

FLOOR PLAN



1 LEVEL 1 TELECOMMUNICATIONS PLAN
SCALE: 3/32" = 1'-0"

SYMBOL LEGEND	
	WALL MOUNTED VOICE/ DATA OUTLET
	FLOOR MOUNTED VOICE/ DATA OUTLET
	DISPLAY
	CIG. WIRELESS ACCESS POINT
	SECURITY CAMERA
	ROOM SCHEDULER
	POWER POLE

AutoCAD Documentation
Created By

ELECTRA LINK
HOUSTON OFFICE
21755 IH-45 BUILDING 10
SPRING, TX 77388

Customer Data

WAYFAIR
3101 UNIVERSITY DR. E
BRYAN, TX 77802

Plan North
N
Key Plan

CALL CENTER RENOVATIONS

CREATED BY
A.V.
AUTOCAD FILE NAME
1007045_Wayfair_T1.01.Dwg
ELI PROJECT NUMBER
1007045
SCALE
Not To Scale
DRAWING STATUS
Not To Scale
DRAWN REVISION
DATE 05-19-2022
DRAWING TITLE
T1.01
Telecommunication Documentation
SHEET 1 OF 1





*For more information
contact:*

Emily Schuler

979.268.6840

emily@clarkisenhour.com

Howard Mayne

979.268.6840

howard@clarkisenhour.com



3101 University Dr E
Bryan, TX 77802

**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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emily Schuler	593745	emily@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date