

OFFICE/RETAIL 2,223 SF (DIVISIBLE)

1553 GREENS PRAIRIE ROAD

THE YARD

COLLEGE STATION, TX



A LEASING OPPORTUNITY PRESENTED BY:

Jesse Durden

Broker

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Caprock Development

1555 Greens Prairie Rd.

College Station, TX 77845

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CAPROCK
DEVELOPMENT

OFFICE/RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **Generous Space:** 2,223 square feet filled with natural light.
- **First-Floor Convenience:** Easy access for clients and staff.
- **Strategic Location:** Nestled in a thriving area with rapid growth potential.
- **Proximity to Amenities:** Surrounded by diverse retail and dining choices.
- **Strong Community:** Close to established residential neighborhoods.
- **Dual Entry Points:** Two main access points for enhanced accessibility.
- **High Visibility:** Excellent exposure from Highway 40.
- **Lease Terms:** Available for a 5 or 10 year lease

Discover an exceptional opportunity for office or retail space at The Yard in Caprock Crossing. This prominent property offers direct access from Highway 6 and multiple entry points from William D. Fitch, ensuring maximum visibility and convenience. This office/retail space is situated in a trophy development, spanning 30,000 square feet. The site is surrounded by a vibrant mix of retail and dining options, anchored by robust residential communities in close proximity. With abundant natural light flooding the 2,223-square-foot suite, this first-floor space provides easy access and is perfectly positioned in a rapidly growing area.





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TO LEARN MORE ABOUT THIS LISTING:

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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.

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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
<u>Jesse Durden</u>	<u>585992</u>	<u>Jesse Durden@caprocktx.com</u>	<u>(979)255-8987</u>
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