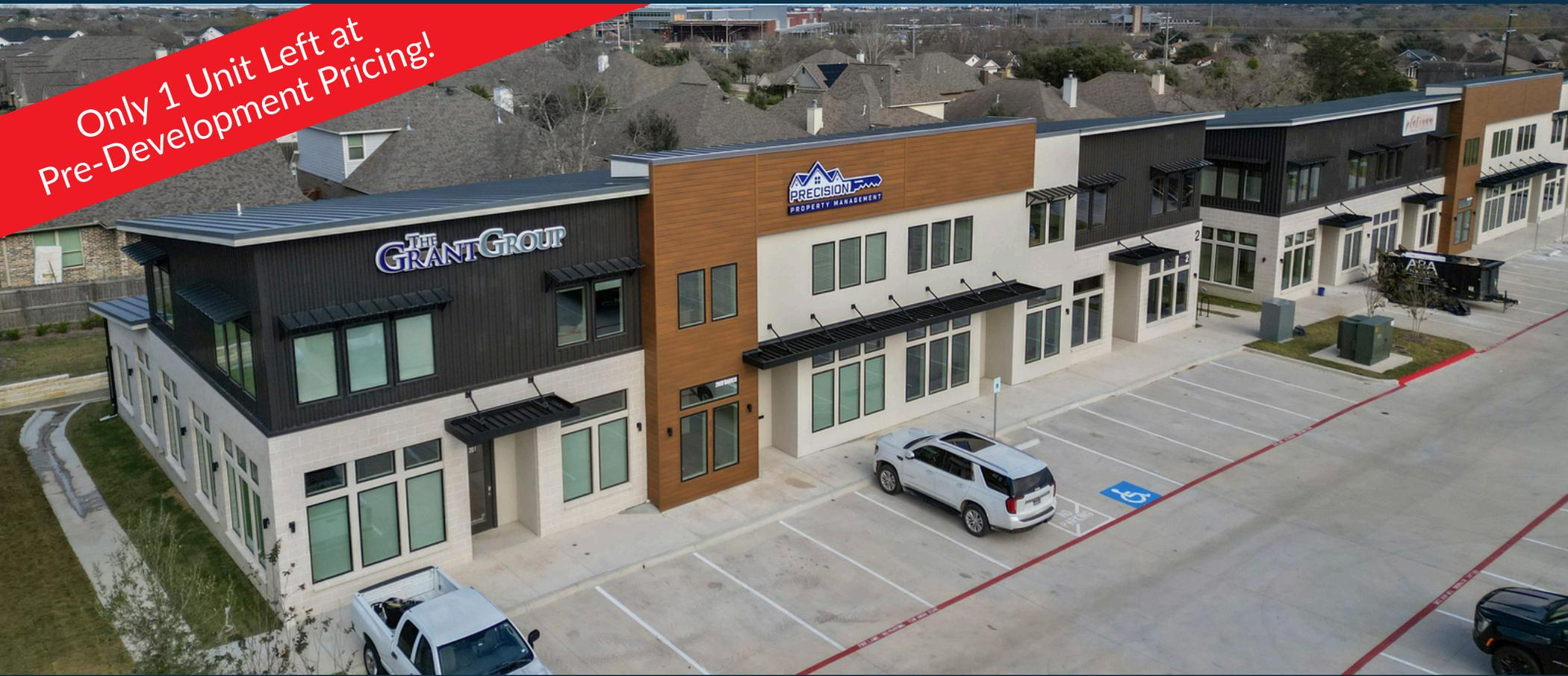


FOR SALE

Barron Landing Business Park

2800 Barron Rd
College Station, TX 77845

Only 1 Unit Left at
Pre-Development Pricing!



Josh Isenhour
979.268.6840
josh@clarkisenhour.com



OVERVIEW

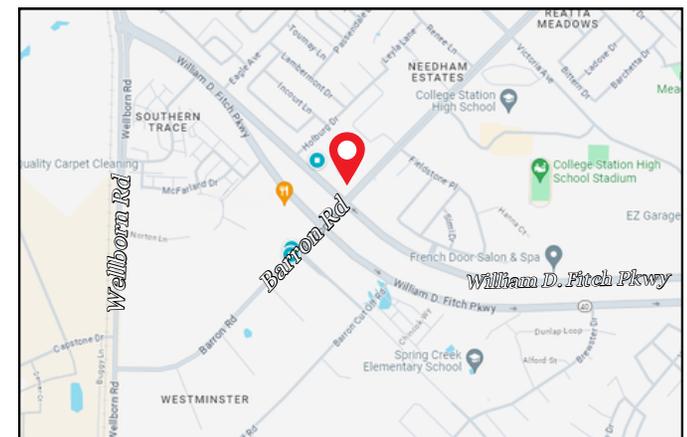
 **2800 Barron Rd**
College Station, TX 77845

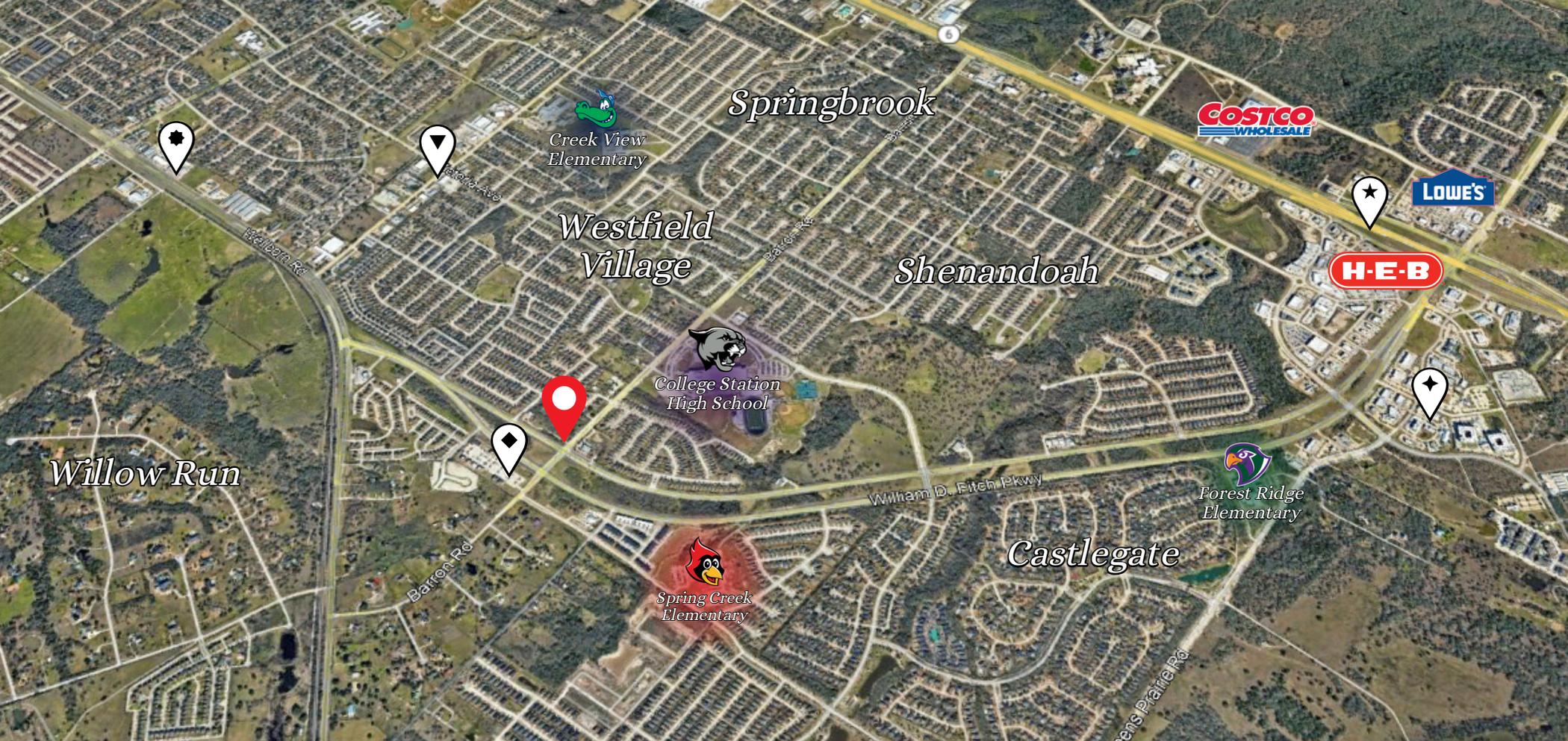
PROPERTY HIGHLIGHTS

- New office condo development in South College Station!
- Shell buildings for sale ranging from 2,572 SF to 2,683 SF
- Two stories, second floor provides a private office setting for executives
- Build-out available by developer at additional cost
- Units can be custom finished out for your business
- Possibly one of the last office condos developments in south College Station, don't miss this opportunity to own your office.
- Additional phases coming soon - prices will increase in future phases. Lock in equity now.
- Monthly POA dues are \$375 per a unit
- Call today to schedule a tour of a model unit
- Want to lease instead of buy? We can make that happen!
- Need more office? Buy multiple units and lease out any extra until you need it.
- Want to build your own building? 1.2 acres at the corner of Fitch and Barron is available for purchase at a price of \$1,350,000!
- Turnkey unit ready Q1 2026 - \$975,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	9,964	15,577	113,560
Average Household Size	2.9	2.7	2.5
Average Household Income	\$85,707	\$76,317	\$51,818





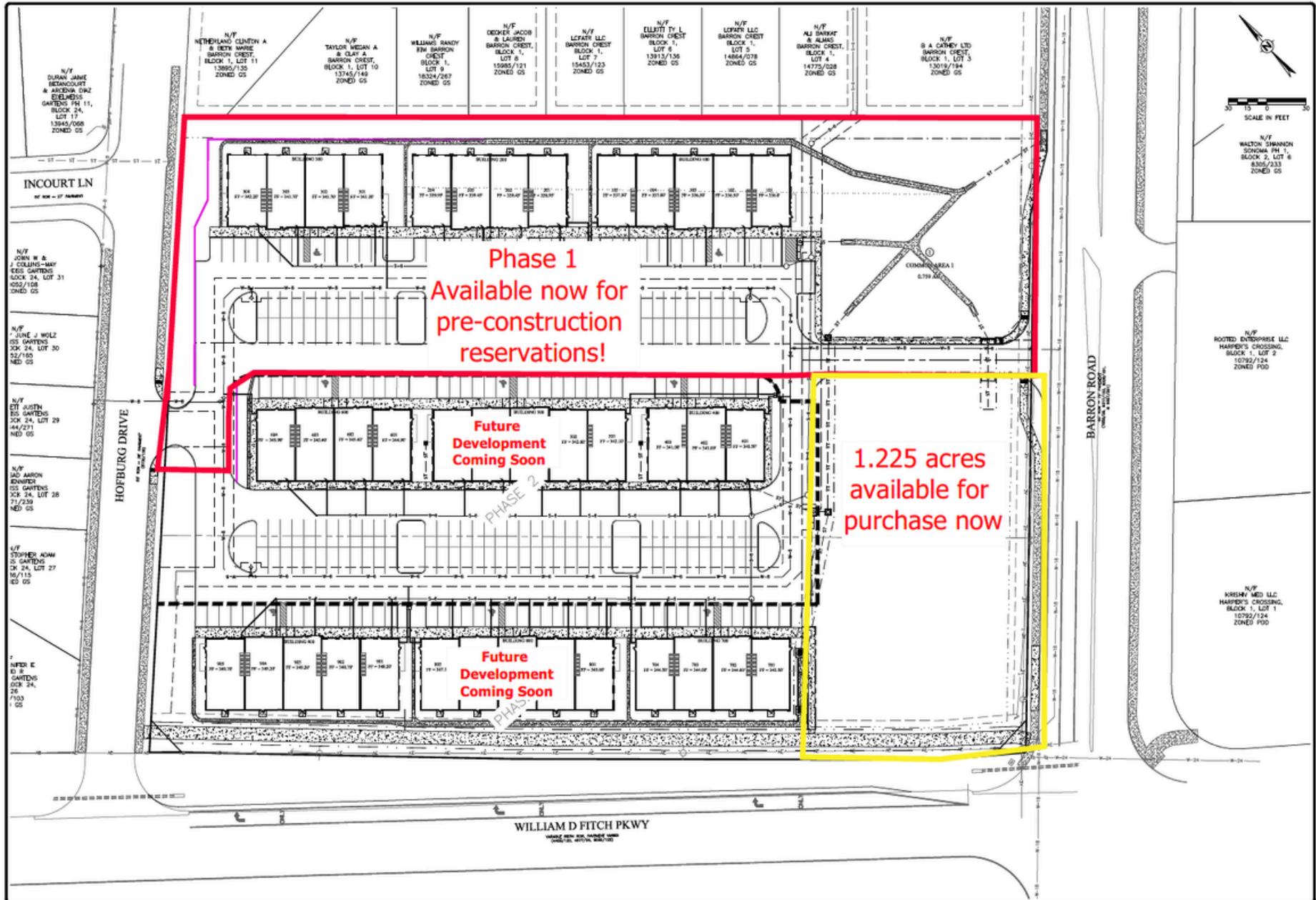
SURROUNDING BUSINESSES



2800 Barron Rd
College Station, TX 77845

- ◆ Urban Table
- ◆ Aggieland Construction
- ◆ NextHome Realty Solution
- ◆ Murphy Legal
- ◆ Key & Walsh Construction
- ◆ BCS Fitness
- ◆ CHI St. Joseph Primary Care
- ◆ Peas in a Pod Learning Center
- ◆ Moon Law
- ◆ The Land Design Group, Inc
- ◆ Aggieland Express Car Wash
- ◆ The Angry Elephant
- ◆ Shipley Do-Nuts
- ◆ Layne's Chicken Fingers
- ◆ Blue Baker
- ◆ Kiddie Academy
- ◆ Casa do Brasil
- ◆ Pure Bliss Spa
- ◆ Rx Pizza
- ◆ La Bodega Baja Taco Bar
- ◆ Marble Slab Creamery
- ◆ Marfa Texas Kitchen
- ◆ The Harvest
- ◆ Discount Tire
- ◆ Walgreens
- ◆ CapRock 24-Hour Emergency
- ★ Chase Bank
- ◆ Subway
- ◆ McDonald's
- ◆ Prosperity Bank
- ◆ Gold's Gym
- ◆ Starbucks
- ◆ Gringos Mexican Kitchen
- ◆ Walk-On's Sports Bistreaux
- ◆ Saltgrass Steak House
- ◆ Chick-fil-A
- ◆ Whataburger
- ◆ TaD's Louisiana Cooking
- ◆ PetsMart
- ◆ 1860 Italia
- ◆ Taco Bell
- ◆ Scott & White Pharmacy
- ▼ Prodigy Learning Center
- ◆ American Fire Protection
- ◆ Maroon Plumbing
- ◆ United Realty
- ◆ Stone Co. Climbing
- ◆ Aggieland Animal Health
- ◆ Dollar General
- ◆ Premier Countertop Design
- ◆ Prosperity Bank
- ◆ Chicken Express
- ◆ Aggieland Urgent Care
- ◆ Subway
- ◆ Drew's Carwash
- ◆ Sonic

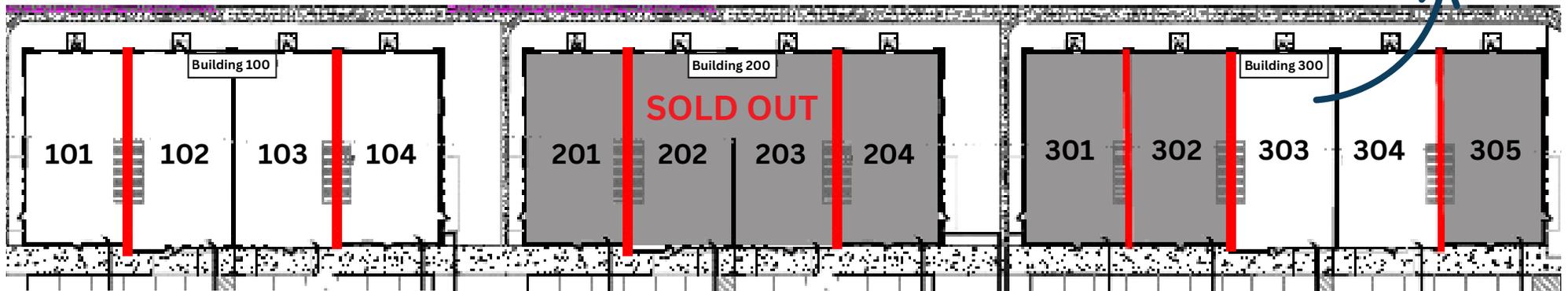
SITE PLAN



CURRENT AVAILABILITY

Red Lines Are Grade Separations

Available As A Finished Unit



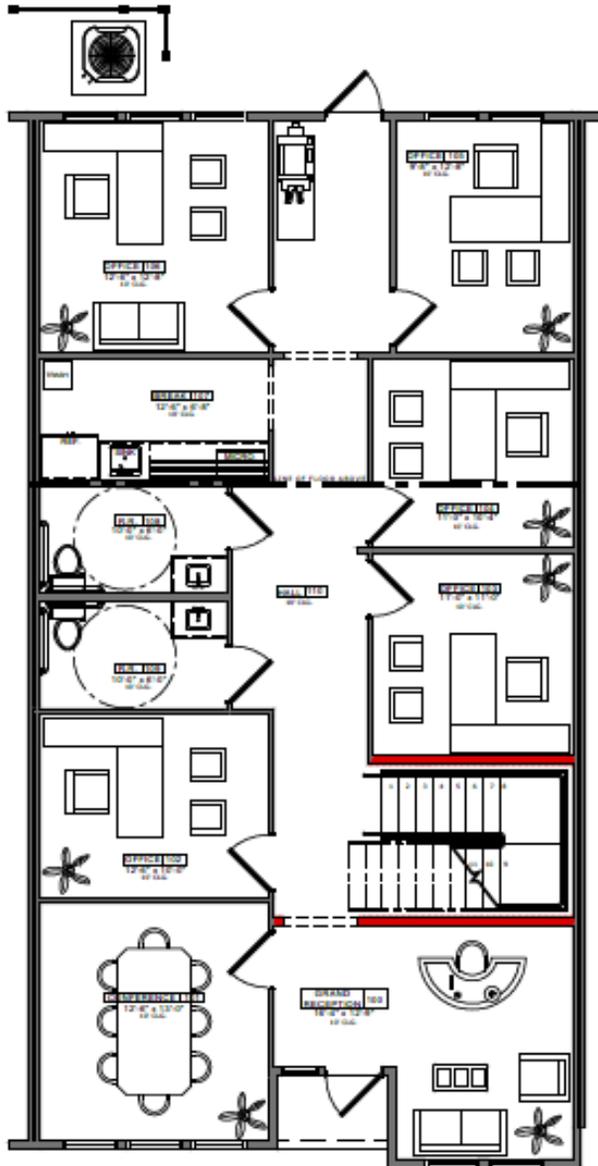
BUILDING #100

SUITE	PRICE	FLOORS
101	\$595,000	2,816 SF
102	\$565,000	2,732 SF
103	\$565,000	2,729 SF
104	\$585,000	2,671 SF

BUILDING #300

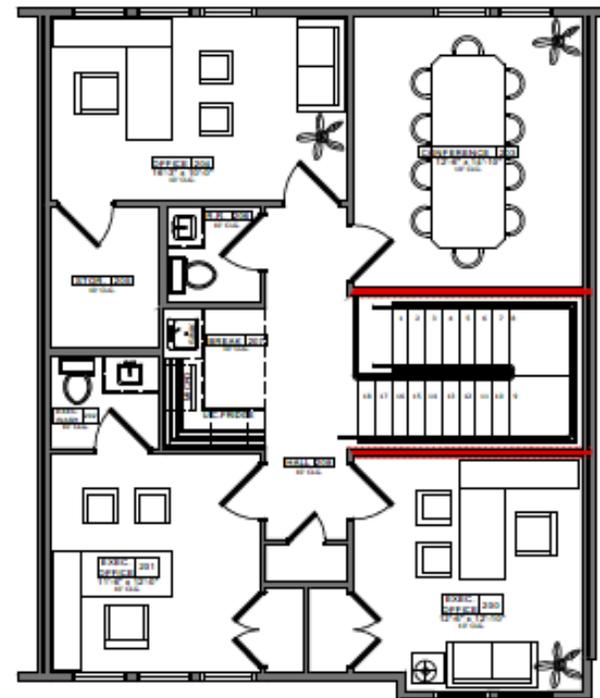
SUITE	PRICE	FLOORS
301	SOLD	2,661 SF
302	SOLD	2,732 SF
303	\$975,000	2,664 SF
304	\$550,000	2,617 SF
305	SOLD	2,629 SF

SAMPLE FLOORPLAN



1 BUILDINGS 1-3 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

AREA SUMMARY	
FIRST FLOOR	1,667SF
SECOND FLOOR	1,100SF
TOTAL UNIT	2,767SF
FRONT PORCH	245F



2 BUILDINGS 1-3 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



*SAMPLE INTERIOR



**SAMPLE INTERIOR*



*For more information
contact:*

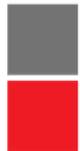
Josh Isenhour

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College Station, TX 77845

**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.

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.

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
_____	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

