

An aerial photograph of a suburban neighborhood in Bryan, Texas. A large, light-colored industrial building with a flat roof and two large open bays is the central focus. It is surrounded by green lawns, trees, and other residential houses. A yellow outline highlights the industrial building and its immediate surroundings. In the background, a large red-roofed building and more trees are visible under a clear blue sky.

FOR SALE
5,000 SF
\$250,000

1602 W
24th
Street

Bryan, TX 77803

**CLARK
ISENHOUR**
Real Estate Services, LLC



*Blake Baumann
Josh Isenhour
Sam Solcher*



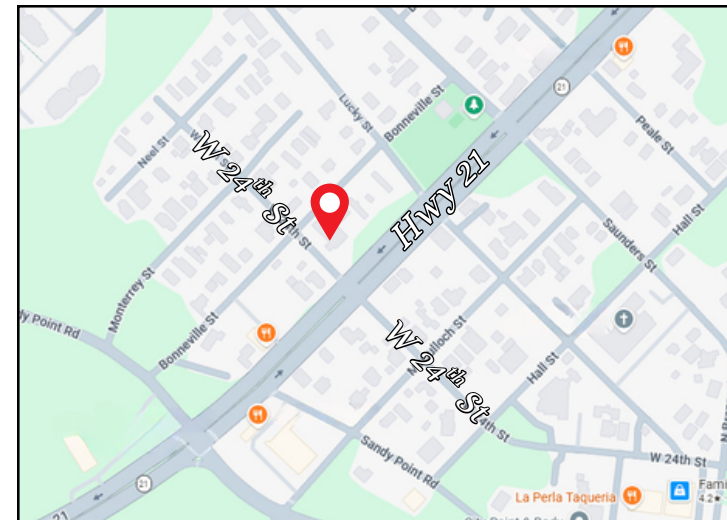
OVERVIEW

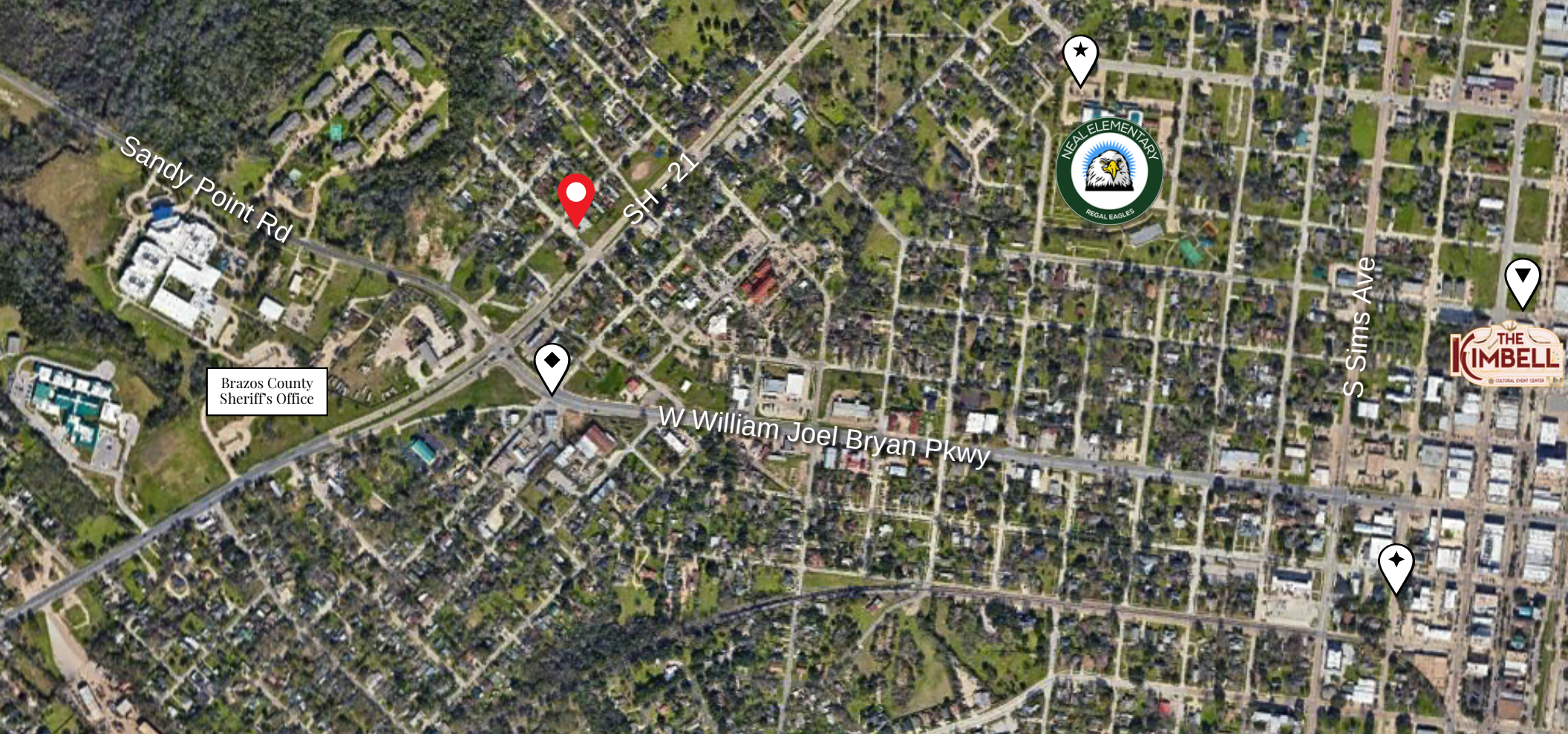


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PROPERTY HIGHLIGHTS

- ±5,000 SF commercial building on approximately 0.30 acres
- MU-2 Mixed Use zoning allows for a broad variety of potential commercial uses
- Future Land Use designation of Neighborhood Center, supporting neighborhood-serving retail and commercial uses
- Established infill location surrounded by existing residential and commercial development
- Potential investment, owner-occupancy, or redevelopment opportunity





SURROUNDING BUSINESSES



**1602 W 24th Street
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◆ Super Donuts

La Jalisco Taqueria
Coronas Mexican Restaurant
Callaway Lumber
Flawless Touch Studio
La Perla Taqueria
Family Dollar
J & J Auto Sales
Eddie's Paint and Body Shop
Shannon's Cafe

★ BCS Fish & Ribs

Dollar General
El Mundo Del Taco
Gummy Bueno

▼ Bojo Coffee co

Taqueria El Tio
La Espiga Dorda Bakery
BCS Boxing Club
Blackwater Draw Brewing Co
Taqueria San Francisco
Tavo Coffee Co
Brightside Thrift
Sweet Repeat Resale
Margie's Bar & Grill
Burr's Unfinished Furniture
Taco Crave
Lone Star Meadery
Caffe Capri

Hush & Whisper Distillery

Catalina Hatters

◆ Cilantro Mexican Grill

Rx Pizza
Casa Monarca
Billy's Grille
Proudest Monkey
Papa Perez
Honest Dental
Rabbit Hole Antiques
Brick + Mortar Bridal Boutique
Elia Cafe Tapas Bar
Queen Theater
Station 36





*For more information
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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:
 - 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date