



*FOR LEASE*

2,867 SF  
\$28/SF/YR NNN

4270  
SH-6

College Station, TX 77845



*Josh Isenhour*

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## OVERVIEW

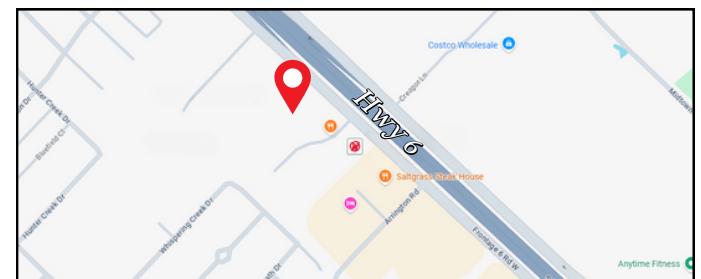
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## PROPERTY HIGHLIGHTS

- New Class A office building on Hwy 6 in South College Station for lease
- Prominent 3 story building with high end finishes located directly to the north of Gringo's
- 2,867 SF rentable space available on the second floor
- Walk to adjoining restaurants, easy access to all of Tower Point including gyms and retail
- Join First National Bank of Central Texas in most likely the last true office building to be built in College Station north of Fitch.
- Construction complete, final photos coming soon

## CONTACT

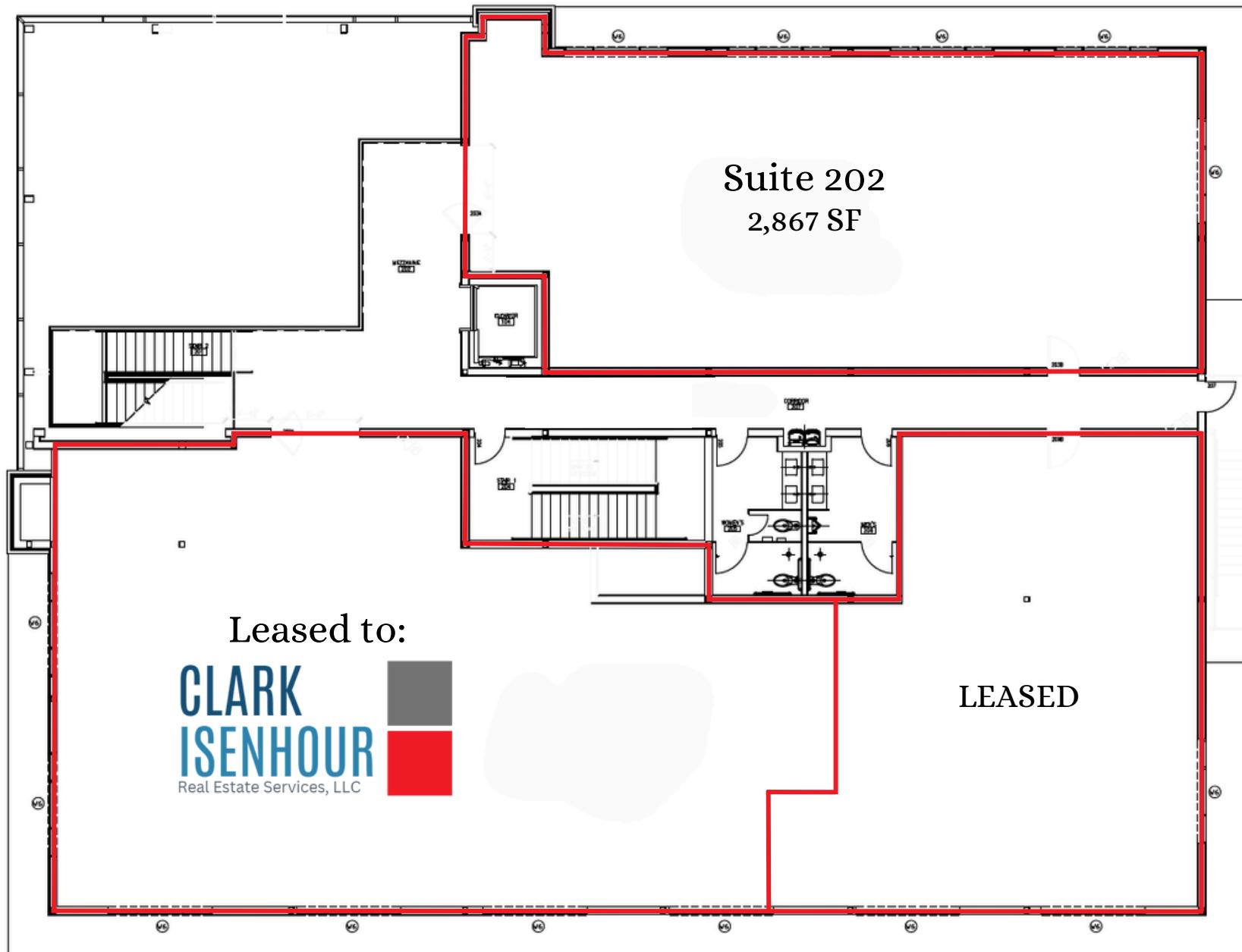
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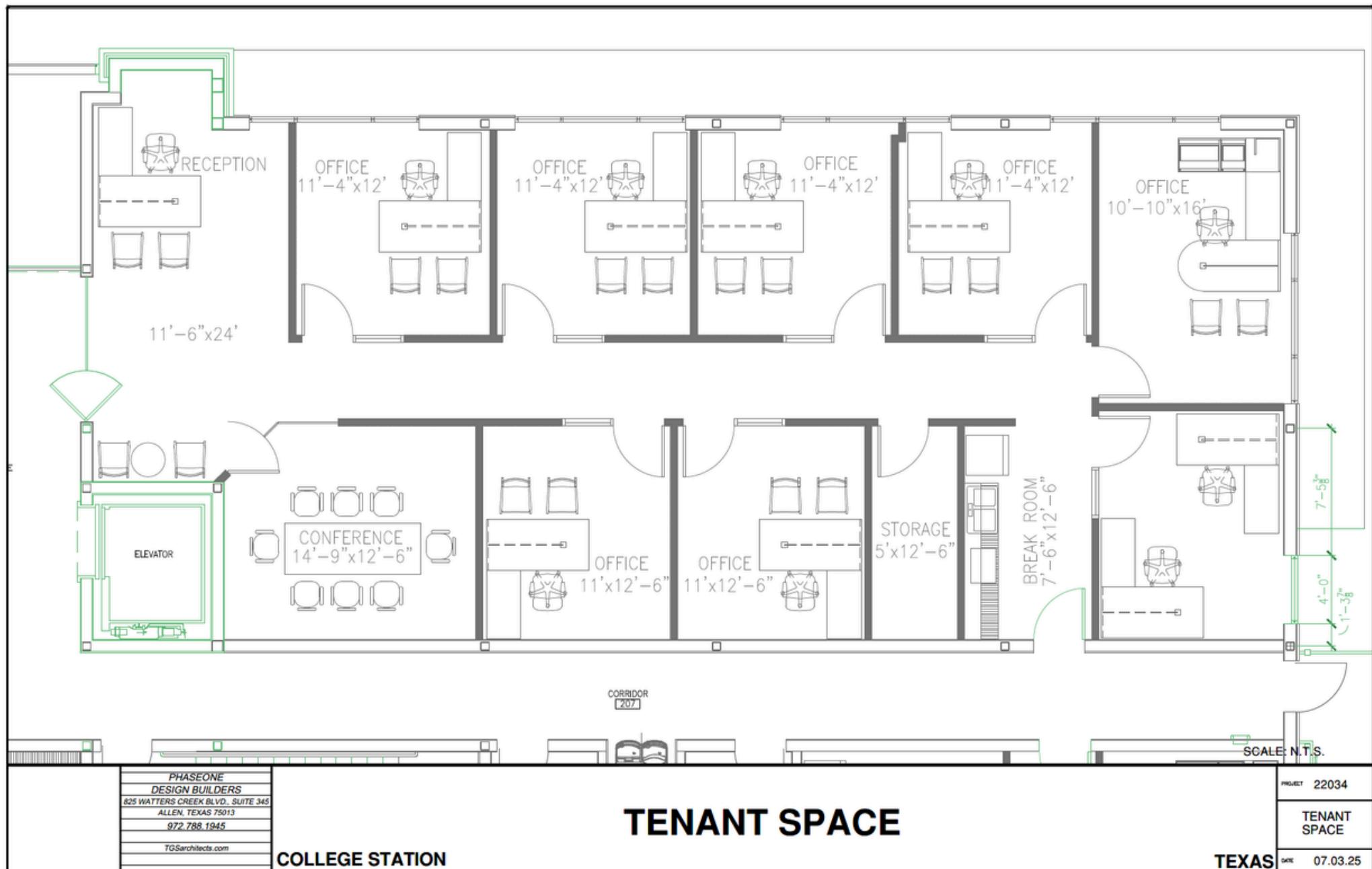
# *Construction Progress - 9.25.25*



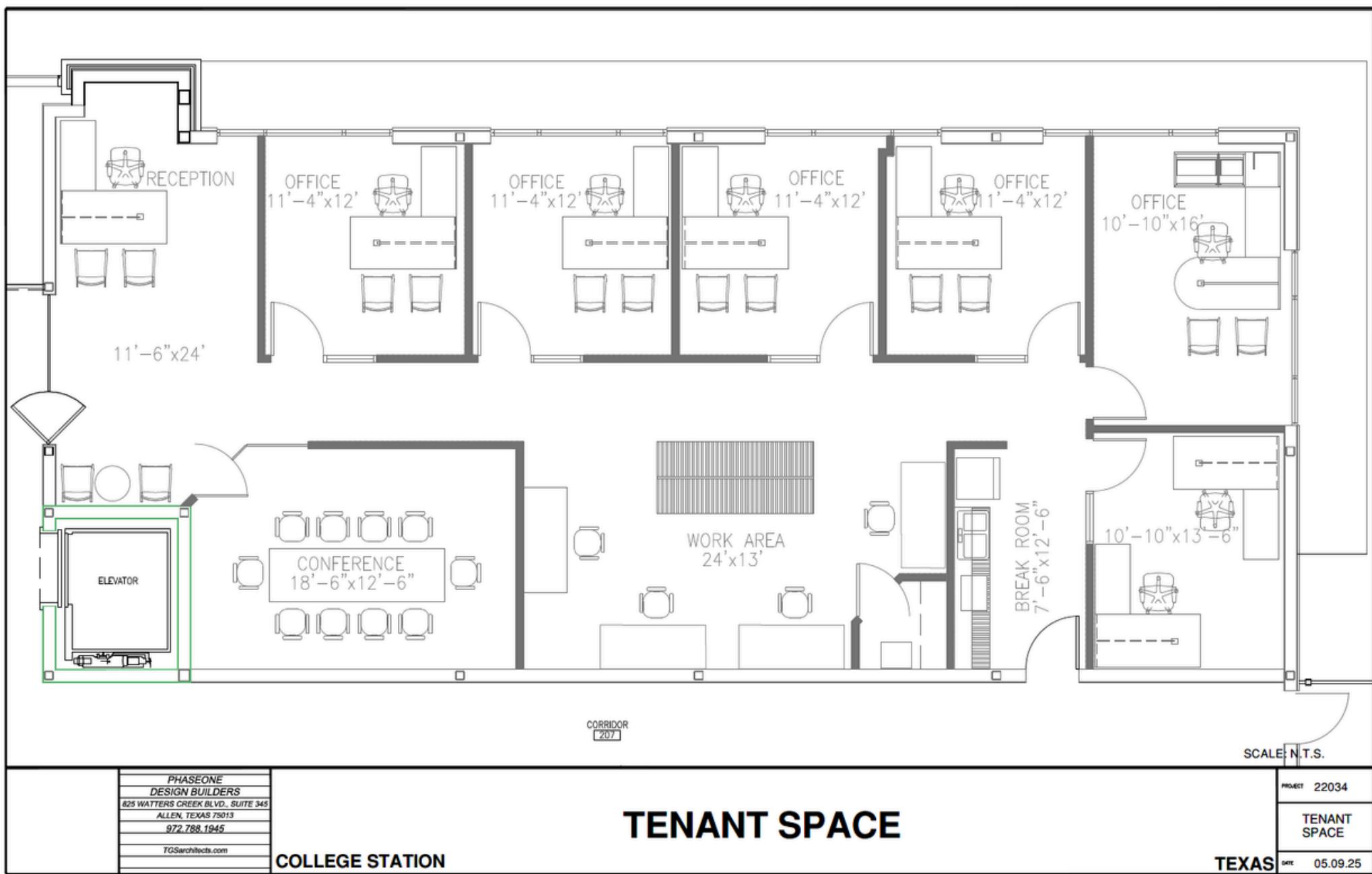
# *FLOOR PLAN - 2nd Floor*



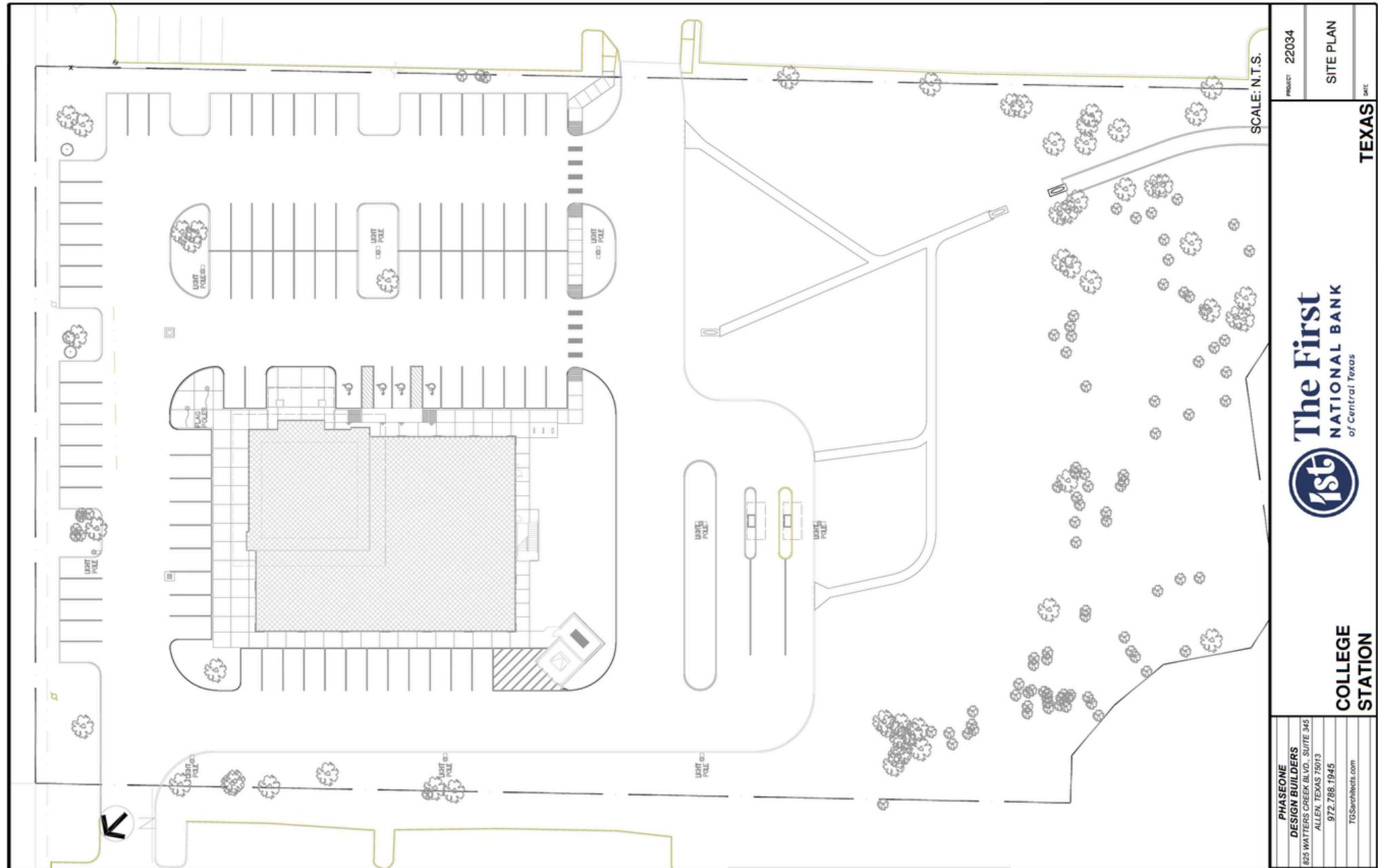
# SAMPLE FLOORPLAN 1

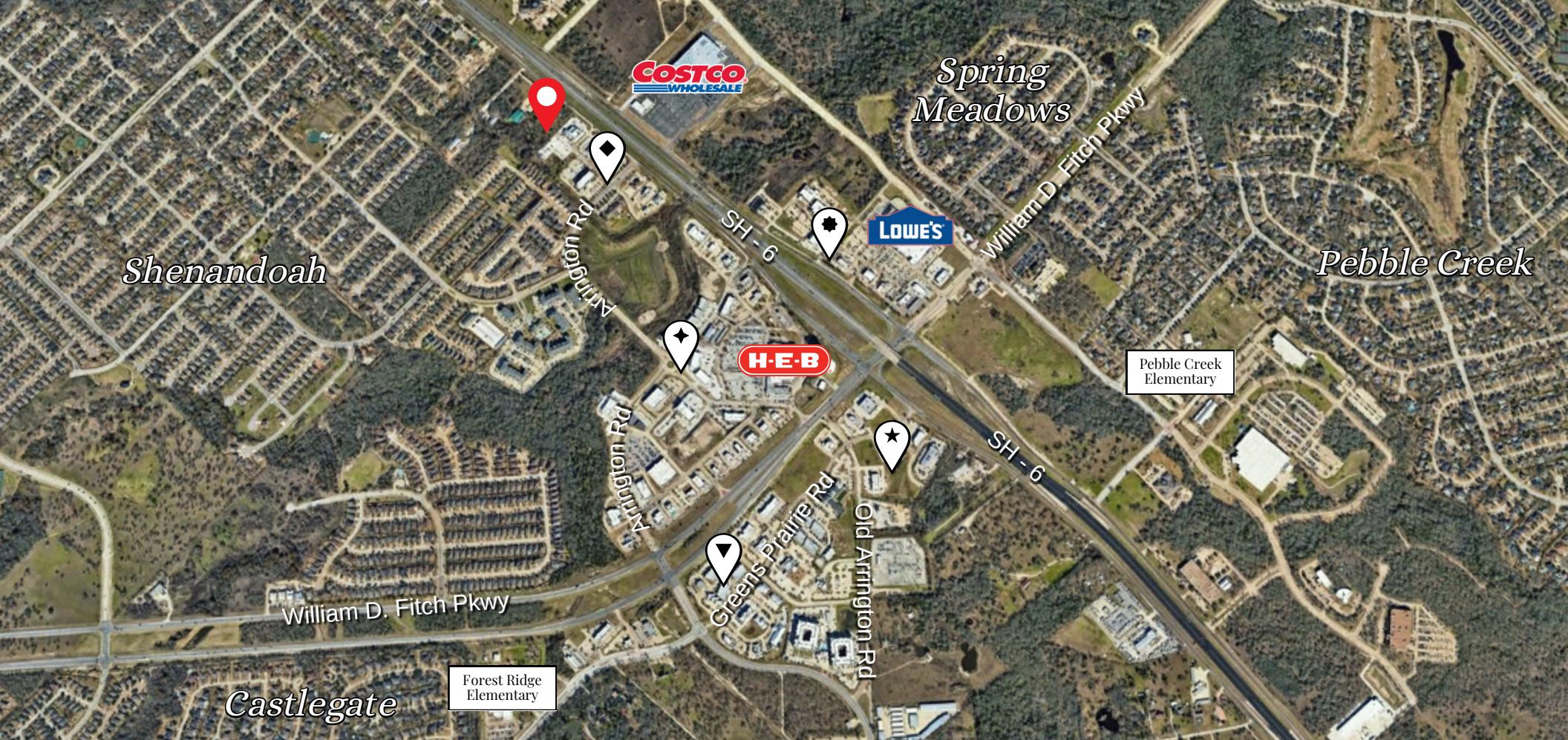


# SAMPLE FLOORPLAN 2



# SITE PLAN





## SURROUNDING BUSINESSES

 4270 SH-6  
College Station, TX 77845

◆ Gringo's Mexican Kitchen  
Walk-On's Sports Bistreaux  
Saltgrass Steak House  
Best Western Plus  
Napa Flats Bistro  
Aggieland Credit Union  
IHOP  
McDonald's  
◆ Farmhouse Creamery  
Drew's Carwash  
Wonderland Indoor Playground  
Chef Chao's  
Subway  
Kamei Sushi and Grill

Tropical Smoothie Cafe  
PetSmart  
Shogun Japanese Grill  
Body20  
GNC  
Pool Store  
Sports Clips  
Chase Bank  
Jiffy Lube  
Freddy's Frozen Custard  
Taco Bell  
Starbucks  
Gold's Gym  
Pizza Hut

1860 Italia  
Hyperbole Bookstore  
Prosperity Bank  
▼ The Angry Elephant  
Layne's Chicken Fingers  
Shipley Do-Nuts  
7-Eleven  
Blue Baker  
Costa Vida  
RX Pizza  
La Bodega Baja Taco Bar  
Casa do Brasil  
Howdy's Pizza  
Nam Cafe

Marble Slab Creamery  
★ The Yard  
Marfa Texas Kitchen  
Walgreens  
Zaxbys Chicken Fingers  
Spice World MArket  
Discount Tire  
◆ MOOYAH  
Whataburger  
Tad's Louisiana Cooking  
Chick-fil-A  
Frost Bank  
Goldstar Pharmacy  
Anytime Fitness



## 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.

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Buyer/Tenant/Seller/Landlord Initials		Date	