



FOR SALE

3,590 SF
\$770,000

3330
Longmire
Drive

College Station, TX 77845



3330 ONLY



Sam Solcher



OVERVIEW



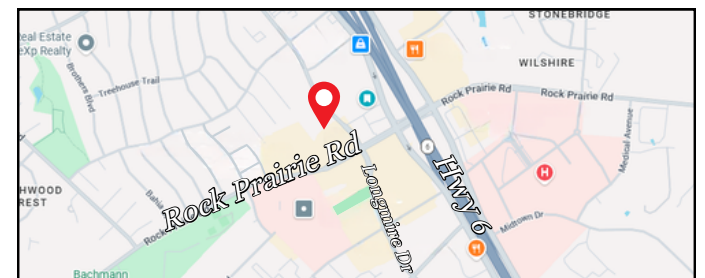
3330 Longmire Dr
College Station, TX 77845

PROPERTY HIGHLIGHTS

- Located in the heart of College Station with straightforward access for clients, while maintaining a tucked-away feel that ensures a quiet working environment.
- Currently configured with two large executive offices, several support offices, and private rooms for meetings and consultations.
- Includes a functional upstairs storage area, allowing you to keep the main floor clear of archives and paperwork.
- While it's currently set up for a law firm, the floor plan easily converts for medical use or any professional service requiring a mix of private offices and meeting space.
- Unlike most local listings, this is a truly freestanding building, offering your business its own dedicated site and identity without shared walls or common areas.
- The property is part of the Longmire Place Owners Association which maintains the landscaping and parking lot

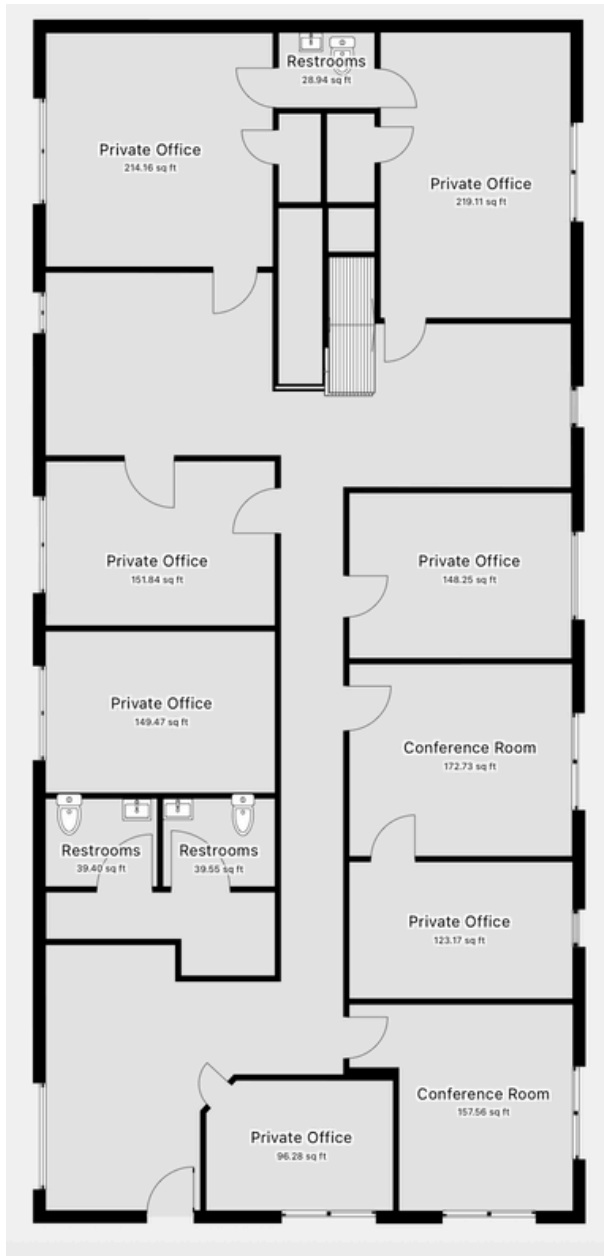
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	7,726	77,967	141,395
Average Household Size	2.5	2.5	2.4
Average Household Income	\$71,956	\$53,430	\$51,354

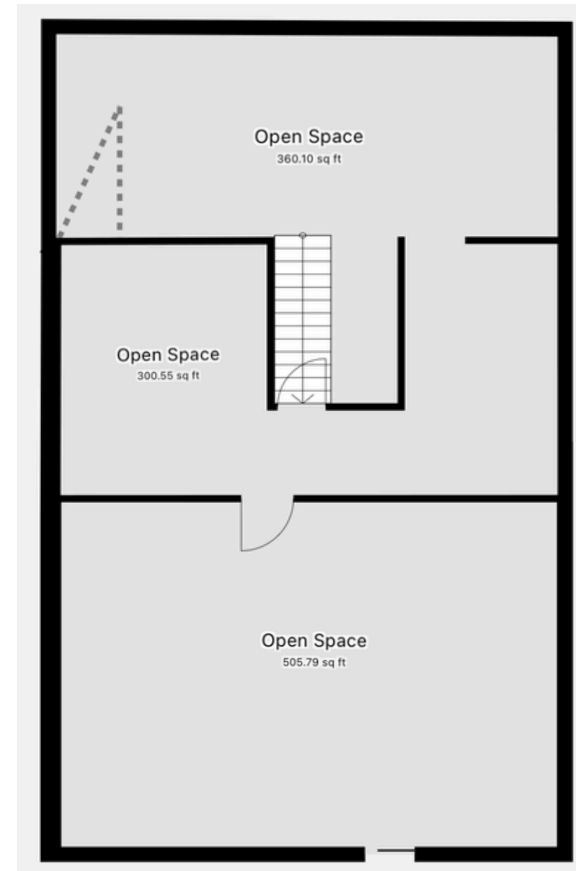


FLOOR PLAN

First Floor



Second Floor





SURROUNDING BUSINESSES



3330 Longmire Dr
College Station, TX 77845

- ◆ Double Dave's Pizzaworks
- Jimmy John's
- Freebirds World Burrito
- Cotton Patch Cafe
- T Jin China Diner
- Kolache Rolf's
- Spec's
- CVS
- Kroger
- Hallmark
- Angel Nails
- TruFit Athletic Club
- ◆ Jersey Mike's
- Whataburger

- McAlister's Deli
- Dutch Bros Coffee
- Piasano's Italian Pizzeria
- Good Life Medicine
- Smoothie King
- Starbucks
- Luigi's Patio Ristorante
- Azure Fusion Bistro & Sake
- Dusty Diamond Boutique
- The Honey Baked Ham Co
- Elements Massage
- Precision Eye Care
- Cuts for Kids
- WGR Custom Homes

- Queen Nail Spa
- School of Rock
- Row House Fitness
- ★ McDonald's
- Papa John's Pizza
- Poke Stop
- Juice It Up!
- Subway
- Iza Robata
- C&C Asian Garden
- Walgreens
- BLISS Hair Salon
- Pawfection Pet Salon
- A Level Up Medi spa

- Wells Fargo
- The Candle Shop
- ▼ Stella Southern Cafe
- Marco's Pizza
- Mineral Bodyworks
- ◆ Mi Familia Coco Loco
- Pizza Hut
- Sew Vac City
- PPG Paint Store
- BoomFit - CS CrossFit
- Brazos Dental Associates
- Traditions Dental
- McPherson Endodontics
- Computer Works





*For more information
contact:*

Sam Solcher

979.268.6840

sam@clarkisenhour.com

3330 Longmire Dr
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.

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.

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
Sam Solcher	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date