

RENT-A-CENTER

3 SEPERATE COMMERCIAL SPACES | 8,012 SQUARE FEET

FOR SALE 1300 S TEXAS AVE BRYAN, TX 77803



JJ RUFFINO
979.691.4663
JJ@CHERRYRUFFINO.COM

COLDWELL BANKER APEX REALTORS
411 TEXAS AVE S
COLLEGE STATION, TX 77840

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OFFERING SUMMARY

SALE PRICE:	CALL FOR PRICING
LOT SIZE:	24,080 SQUARE FEET
GROSS BUILDING AREA	8,012 SQUARE FEET

PROPERTY HIGHLIGHTS

DISCOVER AN EXCEPTIONAL INVESTMENT OPPORTUNITY WITH THIS COMMERCIAL BUILDING SITUATED IN THE VIBRANT MID-TOWN BRYAN ON TEXAS AVE. THIS HIGHLY SOUGHT-AFTER PROPERTY BOASTS AN IMPRESSIVE 7.14% CAP RATE, MAKING IT AN IDEAL ADDITION TO ANY INVESTOR'S PORTFOLIO.

LOCATED IN AN AREA WITH A TRAFFIC COUNT EXCEEDING 16,000 VEHICLES PER DAY, YOUR TENANTS WILL BENEFIT FROM MAXIMUM VISIBILITY AND EXPOSURE.

THIS VERSATILE PROPERTY FEATURES THREE SEPARATE SPACES, EACH EQUIPPED WITH INDIVIDUAL ELECTRICAL METERS AND HVAC UNITS, ALLOWING FOR DIVERSE TENANT NEEDS. THE BUILDING INCLUDES ATMOS GAS ON A SINGLE METER FOR COST EFFICIENCY.

ONE OF THE KEY HIGHLIGHTS IS THE RECENTLY REMODELED SPACE DEDICATED TO THE ANCHOR TENANT, SHOWCASING MODERN FINISHES AND IMPROVEMENTS THAT ENHANCE ITS APPEAL. THE PROPERTY IS THOUGHTFULLY EQUIPPED WITH ESSENTIAL UPDATES, INCLUDING A NEW ROOF INSTALLED IN 2020 AND TWO NEW 5-TON HVAC UNITS, ENSURING LONG-TERM DURABILITY AND COMFORT FOR ALL TENANTS.

THE CONVENIENCE OF TWENTY-NINE PARKING SPACES PROVIDES AMPLE SPACE FOR BOTH TENANTS AND THEIR CUSTOMERS. ZONED WITHIN THE MIDTOWN CORRIDOR DISTRICT (MT-C), THE PROPERTY OFFERS A WIDE ARRAY OF POTENTIAL USES AND DEVELOPMENT OPTIONS. SEIZE THIS RARE OPPORTUNITY TO SECURE A THRIVING COMMERCIAL ASSET IN A BUSTLING LOCATION.

FINANCIALS ARE AVAILABLE WITH A SIGNED CONFIDENTIALITY AGREEMENT



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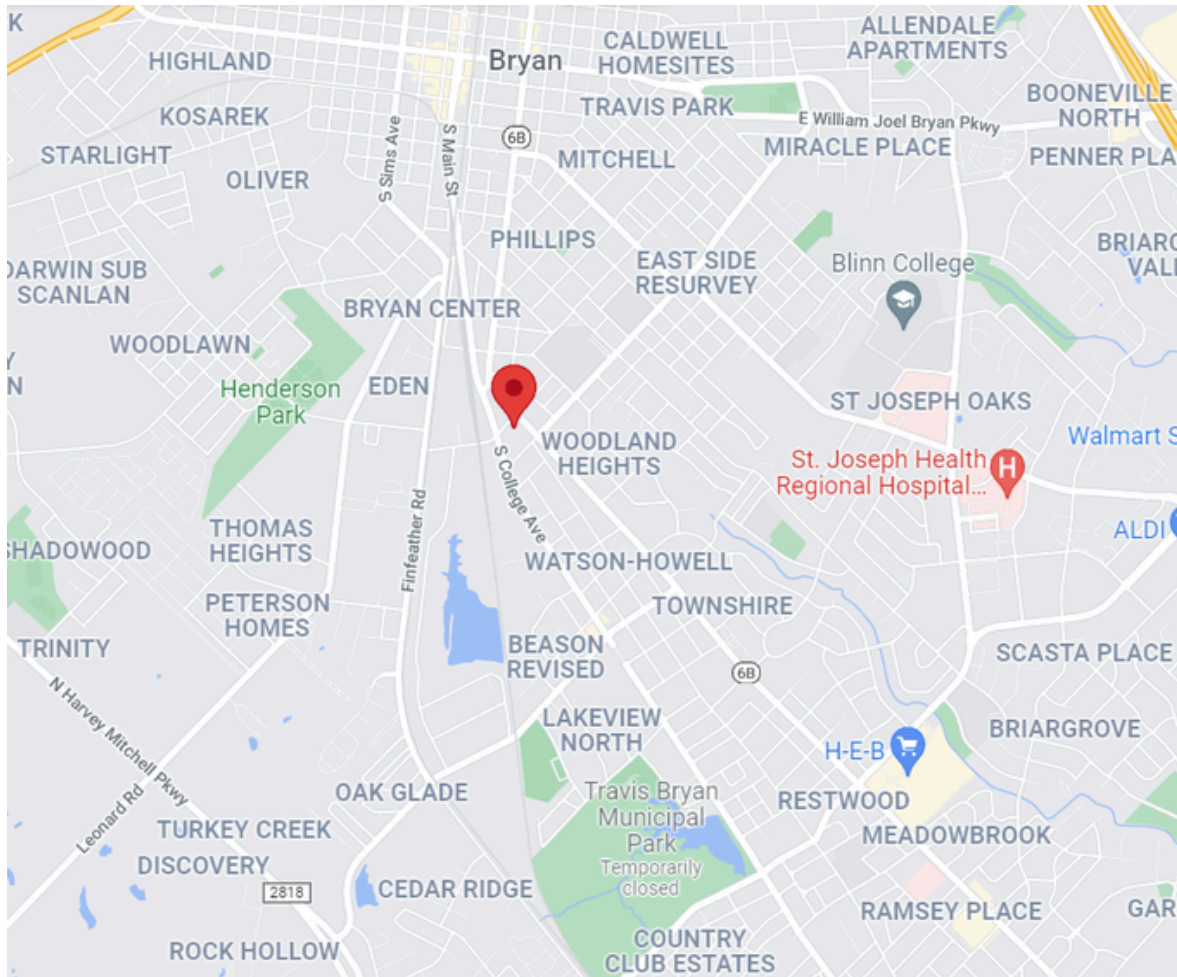
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CLOSE PLACES OF INTEREST

- 3 Miles - HWY 6
- 2.2 Miles - HWY 21
- 2.1 Miles - 2818/Harvey Mitchell Pkwy
- 1.2 Miles - Downtown Bryan
- 4.1 Miles - Texas A&M University
- 1.6 Miles - Blinn College
- 8.6 Miles - Rellis Campus
- 2.3 Miles - St. Joseph CHI Hospital
- 2 Miles - Travis Bryan Midtown Park
- 5.8 Miles - Easterwood Airport

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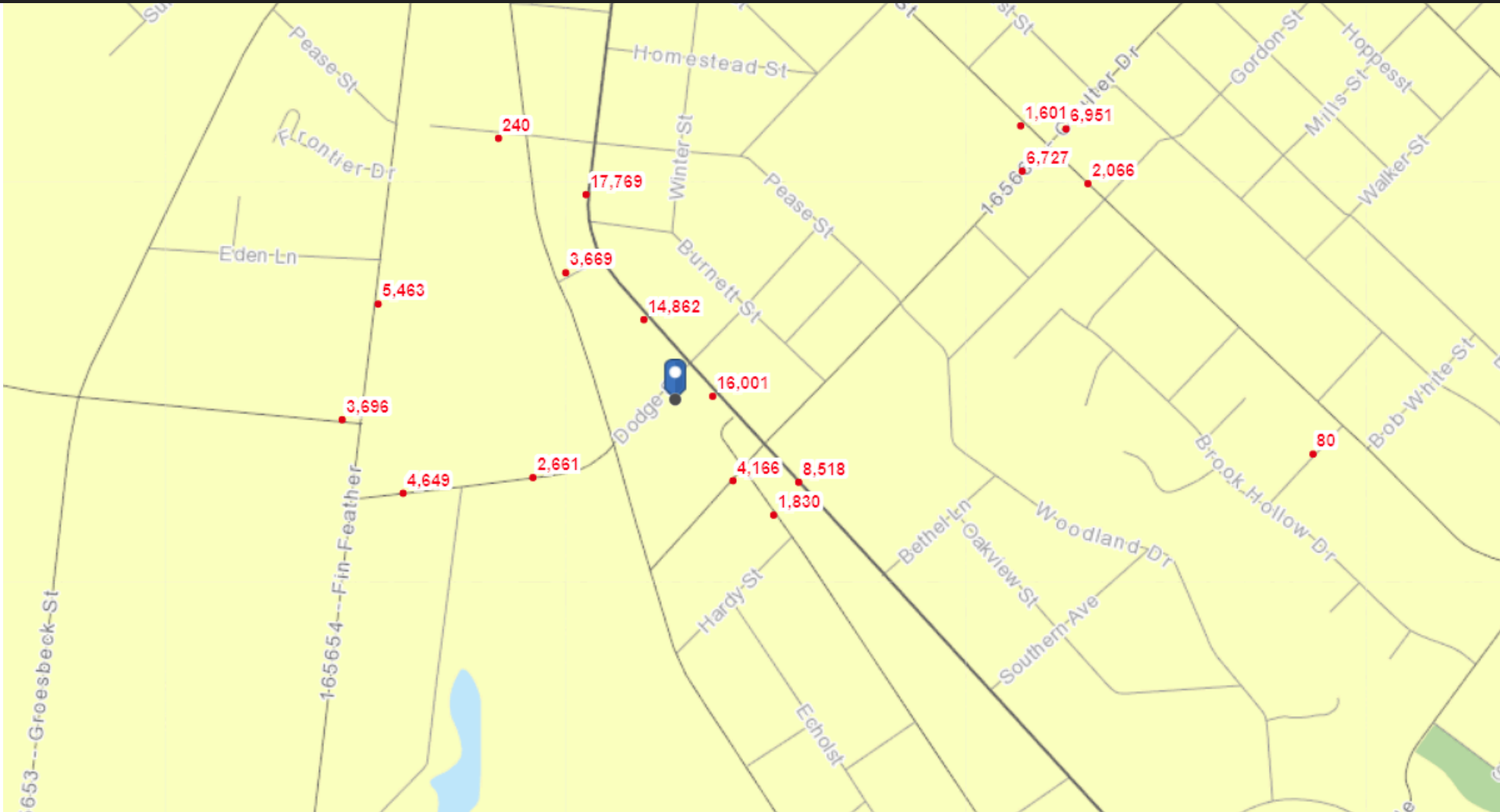
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TX DOT TRAFFIC MAP



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THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Coldwell Banker Apex, Realtors	590914	N/A	(979)846-8400
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
CB Apex Realtors LLC	590914	N/A	(979)846-8400
Designated Broker of Firm	License No.	Email	Phone
Toni Ruffino	676154	toni@cbapex.com	(832)492-0576
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Cherry Ruffino	250107	cherry@cherryruffino.com	(979)691-4663
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Coldwell Banker AG-TOWN Realtors, 411 Texas Avenue South College Station, TX 77840
Cherry Ruffino Produced with zipForm by zipLogix 18070 Fifteen Mile Road, Foster, Michigan 48320 www.zipLogix.com

Phone: 979-846-8400 Fax: 979-846-8404
Updated

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