

Downtown Bryan 

FOR SALE

+ 1.863 AC

\$2,678,025

**1811 S
Texas Ave**

Bryan, TX 77802



*Blake Baumann
Josh Isenhour*

*Property outline is approximate



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OVERVIEW



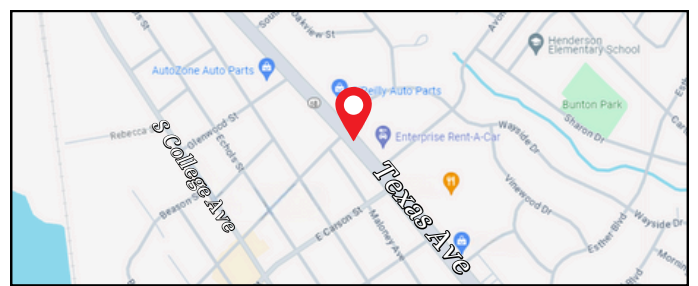
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Bryan, TX 77802

PROPERTY HIGHLIGHTS

- ± 1.863 Acres corner lot available for redevelopment
- Roughly 470 ft of frontage on Texas Ave
- Close proximity to Midtown Park and Downtown Bryan
- Currently zoned C-3 Commercial District

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	8,399	80,280	155,811
Average Household Size	2.5	2.4	2.4
Average Household Income	\$48,717	\$42,226	\$41,416





Midtown Park

VPD 18,199

*Property outline is approximate

Nita's FLOWERS
 WHATABURGER
 WENDY'S
 TACO BELL
 STARBUCKS COFFEE
 SONIC
 MCDONALD'S



BLINN COLLEGE

Exxon
 BURGER KING
 Shell

Shell
 KESCO SINCE 1975
 LA MICHOACANA MEAT MARKET
 RBC
 FAMILY DOLLAR

KING DOLLAR
 O'Reilly AUTO PARTS
 BUDDY'S HOME FURNISHINGS
 alphaGraphics
 cicis pizza

E 29th Street

CHI St. Joseph Health

E 29th Street

E Villa Maria

MiMOTION
 Ryder Ever better.
 MARBLE CRAFT
 BTU
 Ply Gem
 THE "Rusty" MUFFLER Over 35 Years Experience In Custom Deals & Exhaust

Walgreens
 SEVEN BREW
 ups
 FIRST FINANCIAL BANK
 Jack in the box
 PROSPERITY BANK
 Little Caesars
 CVS pharmacy
 DQ
 Drew's CAR WASH

HARMONY Science Academy Bryan

Briarcrest

S College Ave

Cavit Ave

Texas Ave

W Villa Maria

TOPGOLF
 D-BAT
 TRAVIS FIELDS
 BRYAN TEXAS LEGENDS EVENT CENTER

Travis Bryan Midtown Park



Texas Ave

H-E-B
 JOANN
 STARBUCKS COFFEE
 WHATABURGER
 MCDONALD'S
 Great Clips
 five BELOW
 DOLLAR TREE
 Marshalls
 CARTER'S BURGER

Finfeather Rd

W Villa Maria

SHIPWRECK GRILL
 SHIPLEY DONUTS
 SPA Lucia BRYAN, TX

*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.

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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Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

