



*FOR SALE/LEASE*

17,500 SF  
\$17,500/MO NNN  
or  
\$2,400,000 Sale

1514  
Shiloh  
Ave

Bryan, TX



*Josh Isenhour*





## OVERVIEW



*1514 Shiloh Ave*  
Bryan, TX

## PROPERTY HIGHLIGHTS

- Large warehouse for lease in the Brazos County Industrial Park
- Rare covered loading dock
- Situated on 1.708 Acres
- Zoned Planned Development - Industrial
- 3 overhead doors, one is 16' X 16'
- Fire Sprinkled
- Any access must be scheduled with listing broker

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	2,527	39,754	102,524
Average Household Size	3.0	2.7	2.5
Average Household Income	\$50,275	\$45,942	\$44,553

## CONTACT

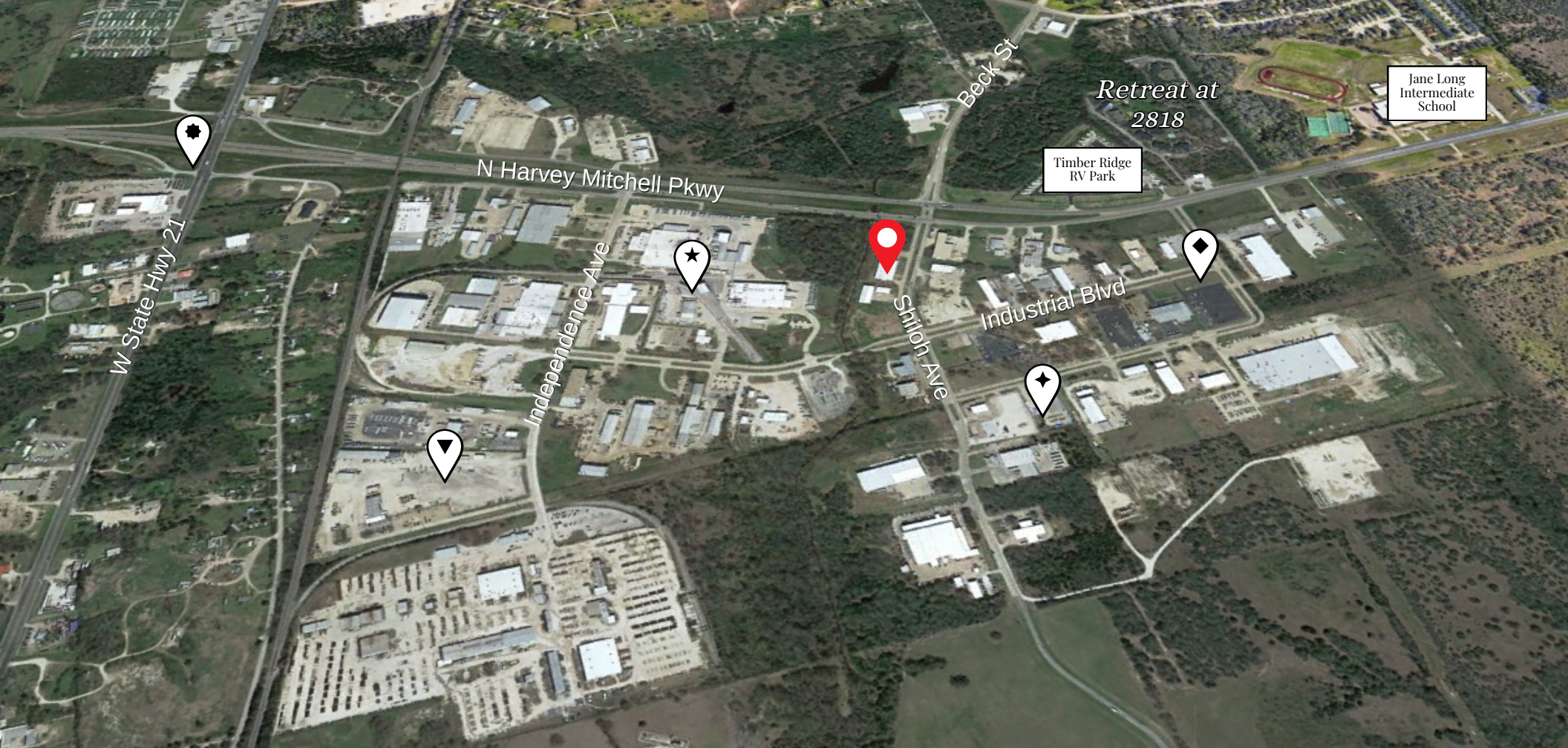
**Josh Isenhour**

[josh@clarkisenhour.com](mailto:josh@clarkisenhour.com)

979.268.6840

[www.clarkisenhour.com](http://www.clarkisenhour.com)





## SURROUNDING BUSINESSES



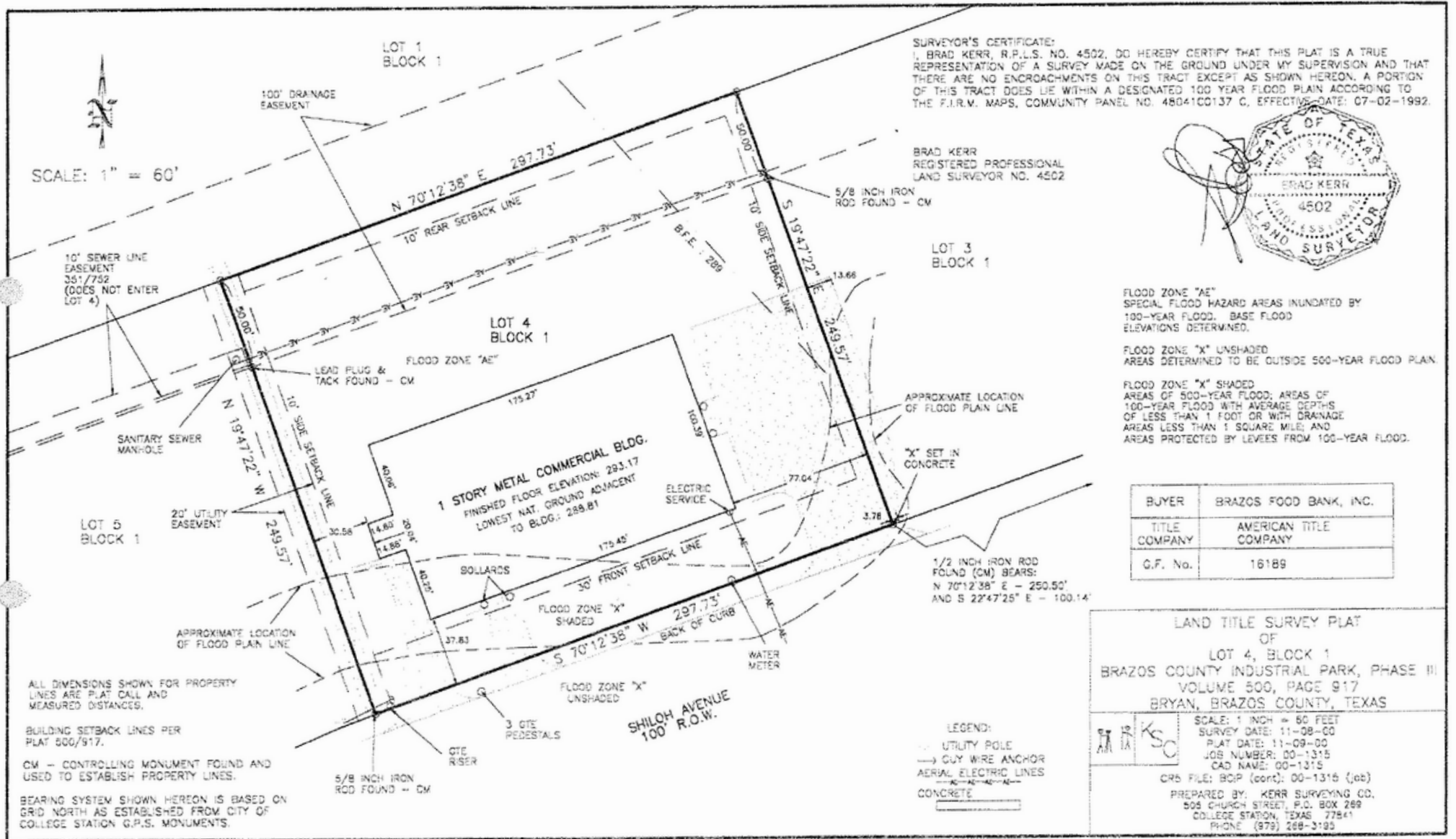
**1514 Shiloh Ave  
Bryan, TX**

- ◆ Scarmardo Produce
- All Seasons Architectural Windows
- Flowco Productions Solutions
- Brazos Cleaning & Restoration
- Custom Fabrications and Repairs
- Texas Communications
- Action Gypsum Supply
- Houston Heavy Machinery
- Kent Moore Cabinets
- ◆ Rik-Mar LP
- Fesco Limited
- Act Pipes & Supply
- Pepsi-Cola
- Hydraulic Works
- Rochester Armored Car
- CC Creations Production Facility
- Keystone Millwork
- ★ Brazos Industries
- Green Teams
- Brazos Valley Food Bank
- Liquid Power Specialty Products
- Syntech Buoyncy
- Forum Energy Technologies
- ▼ Texas Steel Conversion
- Penske Truck Rental
- Schlumberger
- SRM Concrete
- Saint-Cobain: Nopro
- Jack Hilliard Distributing
- Brazos Valley Welding Supply
- ◆ United Ag & Turf
- Classic Collision & Restoration
- Mr. W Fireworks, Inc
- Bumper to Bumper Mobile Mechanic
- Doggett - John Deere
- Capitol Bearing & Hydraulics
- Hwy 21 Truck Stop
- Brazos County Fleet Services
- Brazos County Road & Bridge Dep.





# SURVEY



**SURVEYOR'S CERTIFICATE:**  
 I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.V. MAPS, COMMUNITY PANEL NO. 4804100137 C, EFFECTIVE DATE: 07-02-1992.

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4502



**FLOOD ZONE "AE"**  
 SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

**FLOOD ZONE "X" UNSHADED**  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.

**FLOOD ZONE "X" SHADED**  
 AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

BUYER	BRAZOS FOOD BANK, INC.
TITLE COMPANY	AMERICAN TITLE COMPANY
G.F. No.	16189

LAND TITLE SURVEY PLAT  
 OF  
 LOT 4, BLOCK 1  
 BRAZOS COUNTY INDUSTRIAL PARK, PHASE III  
 VOLUME 500, PAGE 917  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
 SURVEY DATE: 11-08-00  
 PLAT DATE: 11-09-00  
 JOB NUMBER: 00-1315  
 CAD NAME: 00-1315  
 CR5 FILE: BOP (corr): 00-1315 (job)  
 PREPARED BY: KERR SURVEYING CO.  
 505 CHURCH STREET, P.O. BOX 269  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3193

**LEGEND:**  
 ○ UTILITY POLE  
 → GUY WIRE ANCHOR  
 AERIAL ELECTRIC LINES  
 CONCRETE

ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED DISTANCES.

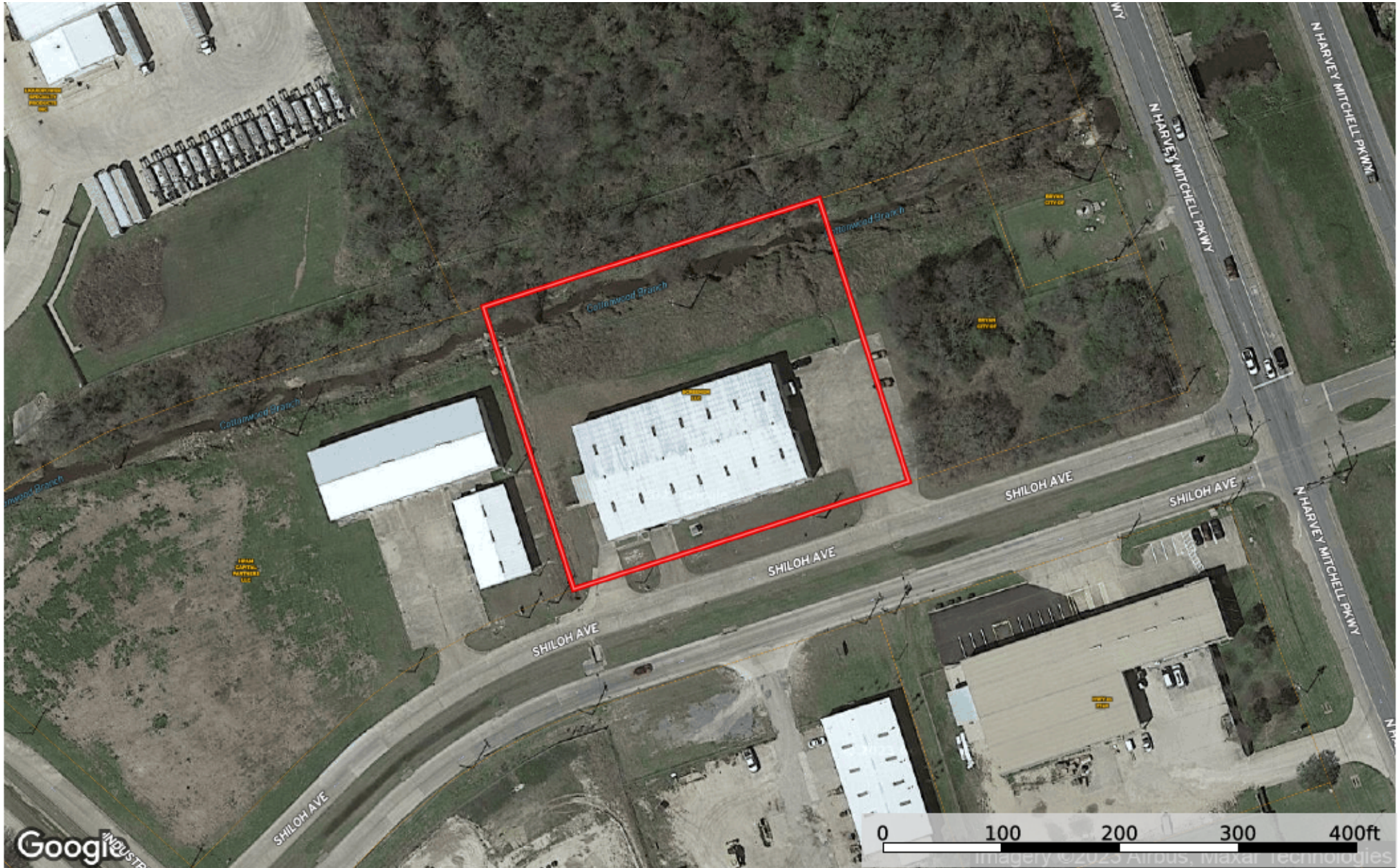
BUILDING SETBACK LINES PER PLAT 800/917.

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF COLLEGE STATION G.P.S. MONUMENTS.



# PROPERTY OUTLINE













*For more information  
contact:*

*Josh Isenhour*

979.268.6840

josh@clarkisenhour.com

*1514 Shiloh Ave*

Bryan, TX

**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.

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.

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
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials                      Date