

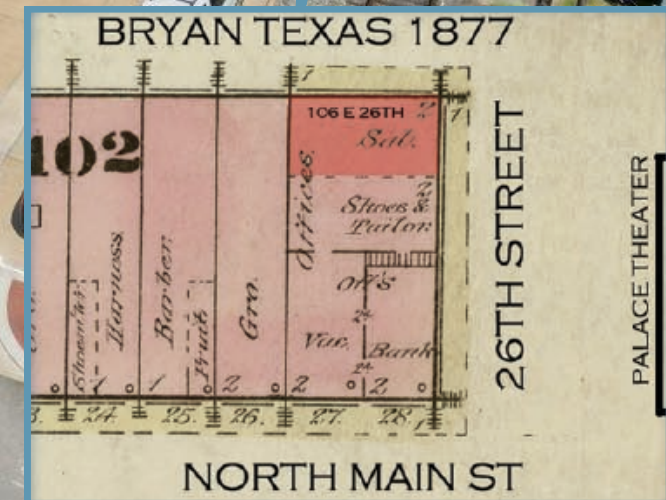
FOR LEASE

Historic Downtown Office Building

106 E 26th Street
Bryan, TX 77803



Scott Lovett





OVERVIEW

 **106 E 26th Street**
Bryan, TX 77803

FOR LEASE

1,500 SF First Floor Office - ONLY
\$2,250/MO NNN

**Combined 1,500 SF First Floor Office
& 1,500 SF Upstairs Apartment**
\$3,500/MO

PROPERTY HIGHLIGHTS

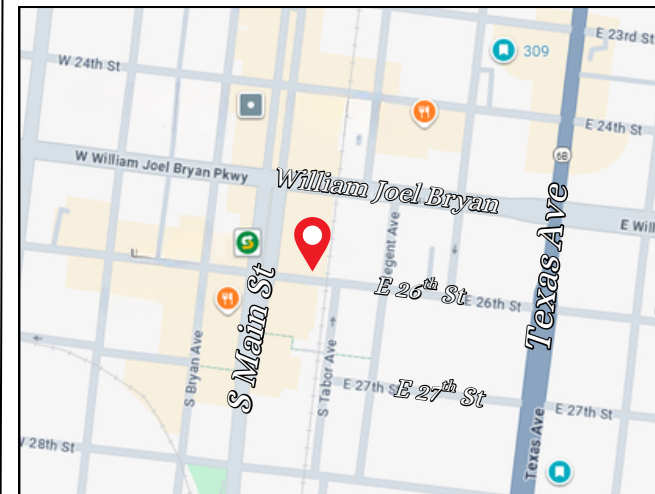
Rare opportunity to lease a piece of Historic Downtown Bryan! Built in 1877, this building was a shifting combination of offices, barbers, and saloons for over 40 years; later tenanting attorneys, architects, and various outlet stores. Located near the corner of 26th and Main Street, this space is steps away from a variety of restaurants, retail shops, and government buildings, including the Brazos County Courthouse. This office suite boasts a 1,500 SF First-Floor Office with a 1,500 SF Loft Apartment above.

1,500 SF Office Space:

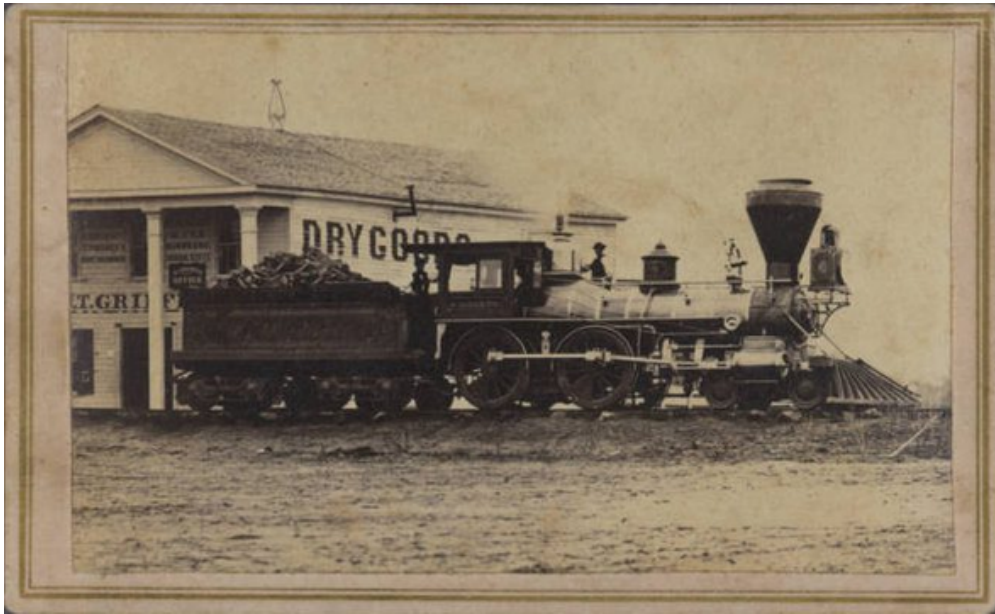
- Architectural interior design with historic character
- Multiple workstations
- Conference room & break area

1,500 SF Loft Apartment:

- New York style flat with large windows, high ceilings and open floorplan layout
- En-suite Washer & Dryer hookups
- Separate Entry from 26th St



HISTORIC DOWNTOWN BRYAN



1820s and 1830s: settled by members of Stephen F. Austin's colony.

1859: the Houston and Texas Central Railroad came through the area and the town was platted.

1866: a post office was granted and Bryan replaced Boonville as the county seat.

1867: The railroad that had been stalled at Millican because the Civil War came to Bryan.

1868: The Bryan News-Letter became the first newspaper to be published.

1871: the first courthouse in Bryan was built.

1872: Bryan is incorporated.

1876: Texas A&M College opens in nearby College Station.

1877: The Bryan Independent School District was established.

1880: Bryan's first school was opened.

1884: Population reaches 3,000.

1889: Bryan obtained electric lighting and waterworks.

1892: The fifth Brazos County Courthouse, designed by Eugene Heiner, was built.

1900: Bryan has a population of 3,589 and the International-Great Northern Railroad arrived.

1902: Bryan's Carnegie Library was opened with a 10,000 grant from Andrew Carnegie.

1910: Bryan builds an interurban railroad to College Station, which is abandoned in 1923.

1930s: North Oakwood merges with Bryan and Bryan and College Station become "twin" cities.

1936: State Highway 6 is built through Bryan.

1942: Bryan Air Air Field is opened.





SURROUNDING BUSINESSES



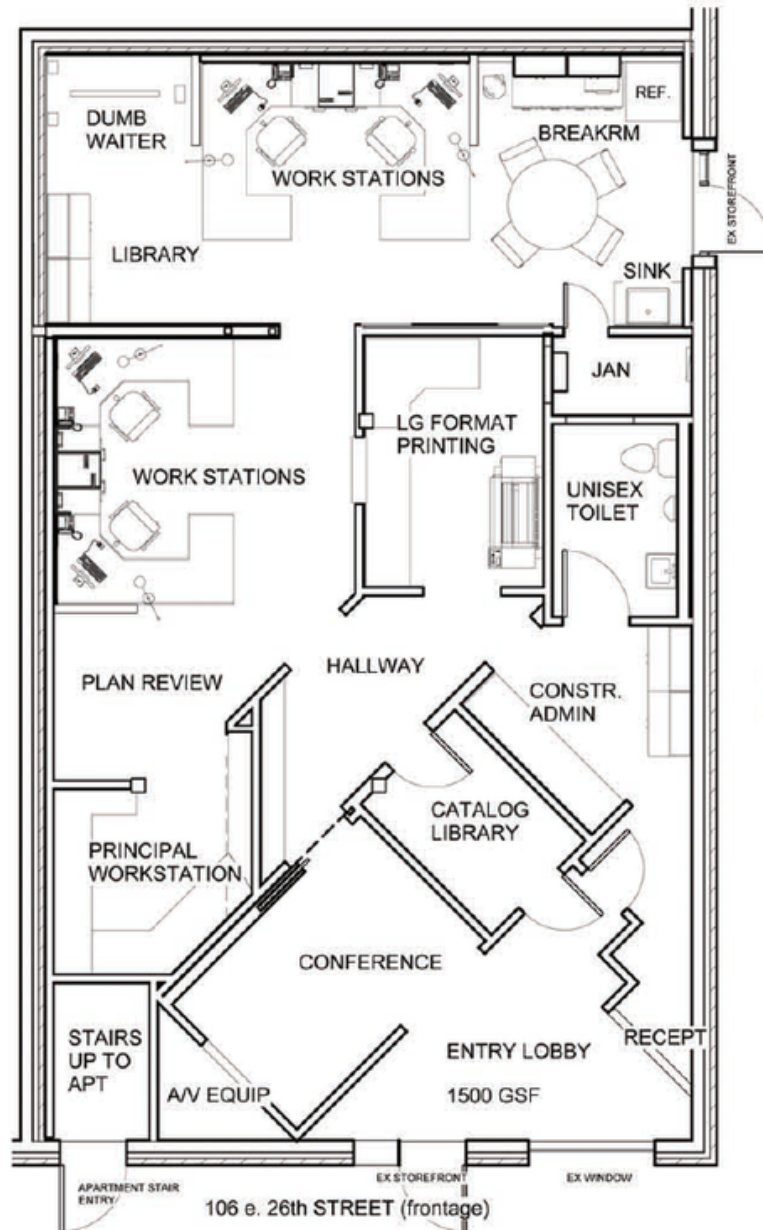
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- ◆ Tavo Coffee Co
- Taco Crave
- Zeitman's Grocery Store
- Longhorn Tavern Steakhouse
- USPS
- Catalena Hatters
- The Chocolate Gallery of BCS
- Caffe Capri
- 979 Nutrition
- Last Call Jiu Jitsu
- ◆ RX Pizza
- Cilantro Mexican
- String & Horn Shop

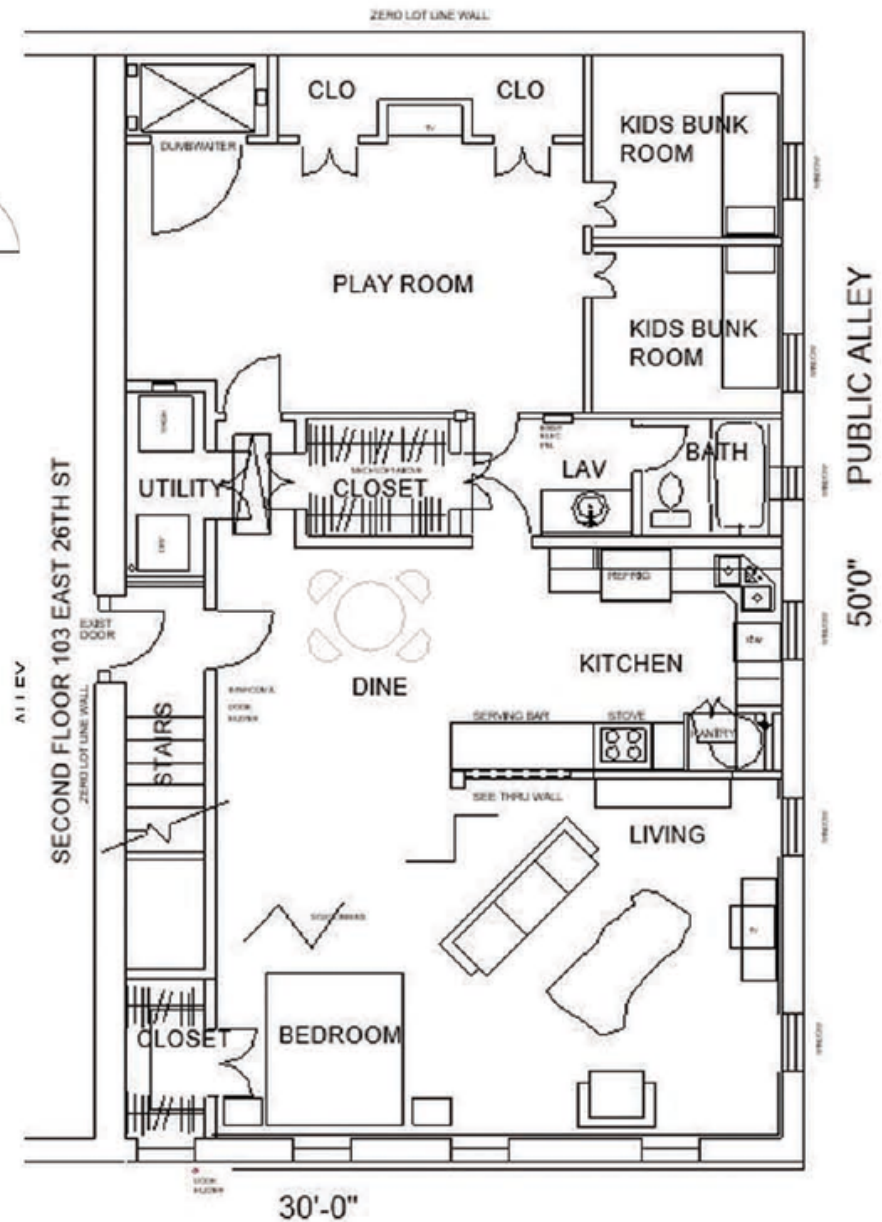
- Harvest Coffee Bar
- Subway
- Mr. G's Italian Pizzeria
- Billy's Grille
- Attic Antiques
- Palace Theatre
- Proudest Monkey
- Grand Stafford Theater
- All the Kings Men
- Queens Theatre
- Carnegie History Center
- 3rd on Main
- ★ Papa Perez

- Ambrose Furniture Works
- KinderHill Brew Lab
- Polite Coffee Roasters
- McDonalds
- ▼ Starbucks
- Taco Bell
- Caliber Collision
- Chicken Express
- BTU
- Truist Bank
- ◆ Brazos County Health District
- Dairy Queen
- La Familia

FLOOR PLAN



FIRST FLOOR OFFICES



SECOND FLOOR LOFT

OFFICE INTERIOR PHOTOS



APARTMENT INTERIOR PHOTOS





*For more information
contact:*

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1910s: Texas A&M Cadets marching down Main St in Bryan



106 E 26th Street
Bryan, TX 77803

**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Lovett	657747	scott@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date