



FOR LEASE

8,200 SF
\$8,500/MO NNN

4242
Koppe
Bridge
Suite 200

College Station, TX 77845



Blake Baumann



OVERVIEW



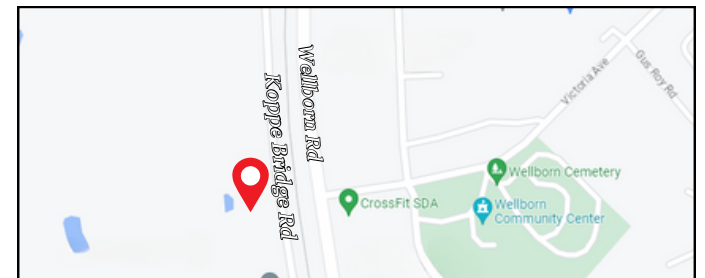
4242 Koppe Bridge
College Station, TX 77845

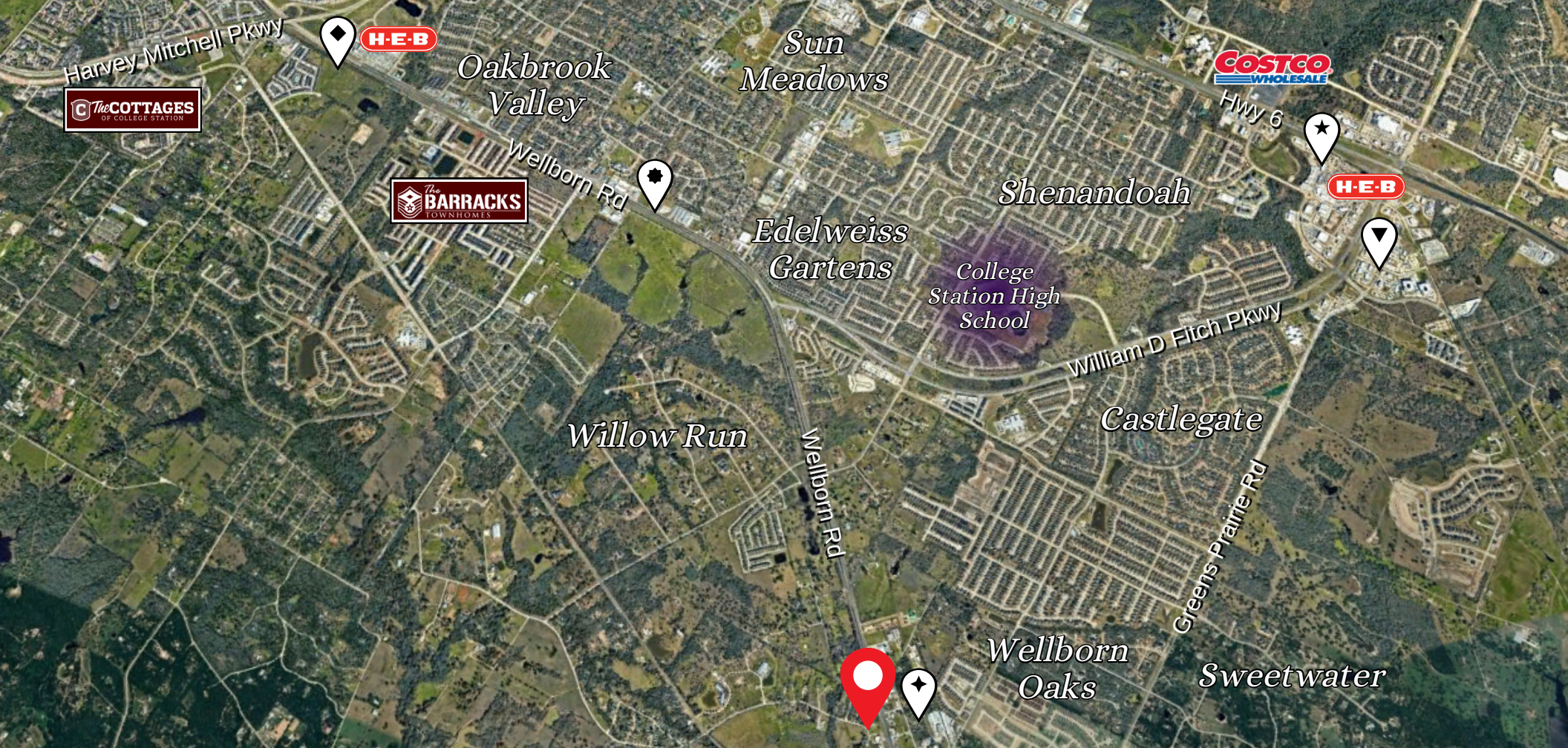
PROPERTY HIGHLIGHTS

- 3,400 office space
- 4,800 warehouse space
- Good access to South College Station
- Only 10 minutes from College Station Tower Point Center!
- Less than 10-minute commute to both the College Station Tower Point Shopping Center and Jones Crossing Shopping Center

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	3,537	24,024	80,963
Average Household Size	3.0	2.9	2.6
Average Household Income	\$103,850	\$87,702	\$60,320



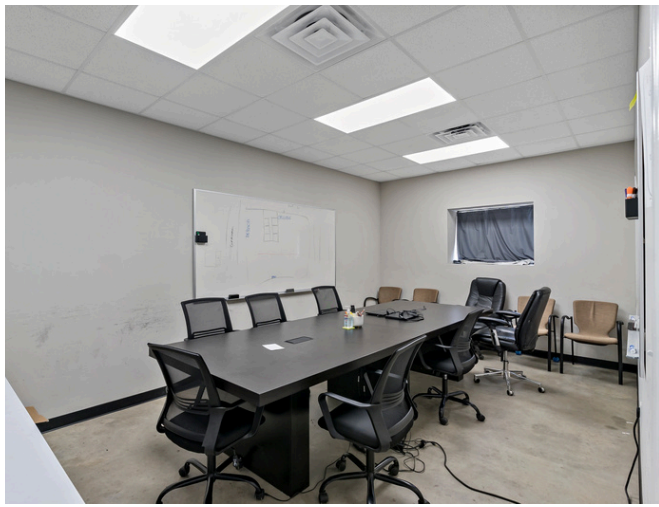


SURROUNDING BUSINESSES



4242 Koppe Bridge
College Station, TX 77845

- ◆ USPS
- TX Burger
- Hullabaloo Diner
- Landmark Landscape
- MAD Piez
- Summit Fire Group
- Chasing Tails Mobile Vet
- Sit Means Sit Training
- Cross Fit SDA
- Chevron
- ◆ Little Caesars Pizza
- Sonic
- Potato Shack
- Chicken Express
- Dollar General
- Drew's Car Wash
- Prosperity Bank
- ▼ Casa do Brasil
- Blue Baker
- RX Pizza
- La Bodega Baja Taco Bar
- Marfa Texas Kitchen
- Zaxby's
- Walgreens
- Taco Bell
- Starbucks
- 1860 Italia
- Freddy's Steakburgers
- Gold's Gym
- Shogun Japanese Grill
- ★ PetSmart
- IHOP
- Gringos Mexican Kitchen
- Saltgrass Steak House
- Walk-On's
- Napa Flats Bistro
- Lowe's
- TaD's Louisiana Cooking
- Whataburger
- Chick-fil-a
- ◆ SMOOSH Cookies
- Sports Clips
- Chick-fil-A
- Zero Degrees
- Another Broken Egg Cafe
- Koppe Bridge Bar & Grill
- Crumbly
- Wingstop
- Jersey Mike's
- MOD Pizza
- Chicken Salad Chick
- Oishi Sushi Asian Fusion
- Urban Bird Hot Chicken
- Urgent Care
- Orange Theory
- I Heart Mac & Cheese



*For more information
contact:*

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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.

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
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Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

