

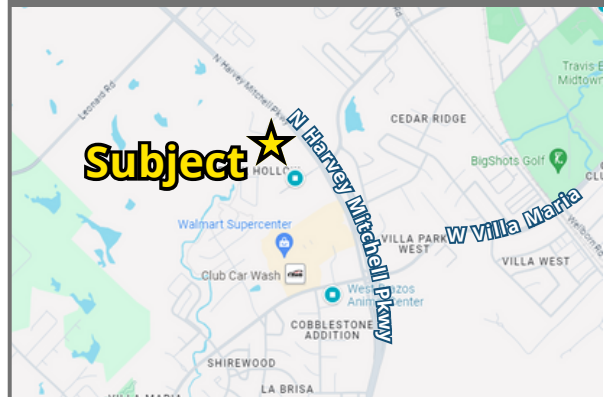


*Property outline is approximate

PROPERTY FEATURES

- 1.63 Acre Industrial yard with excellent visibility and access from Harvey Mitchell Parkway!
- Rare industrial zoning
- Incredible location between TAMU main campus and RELLIS
- Brand new entrance
- Rocked and fenced yard with access to all utilities
- Lots of possibilities!

PROPERTY FOR SALE



Offered for Sale:
\$595,000

Offered for Lease:
\$3,250/MO



AERIAL



*Property outline is approximate



AERIAL



*Property outline is approximate

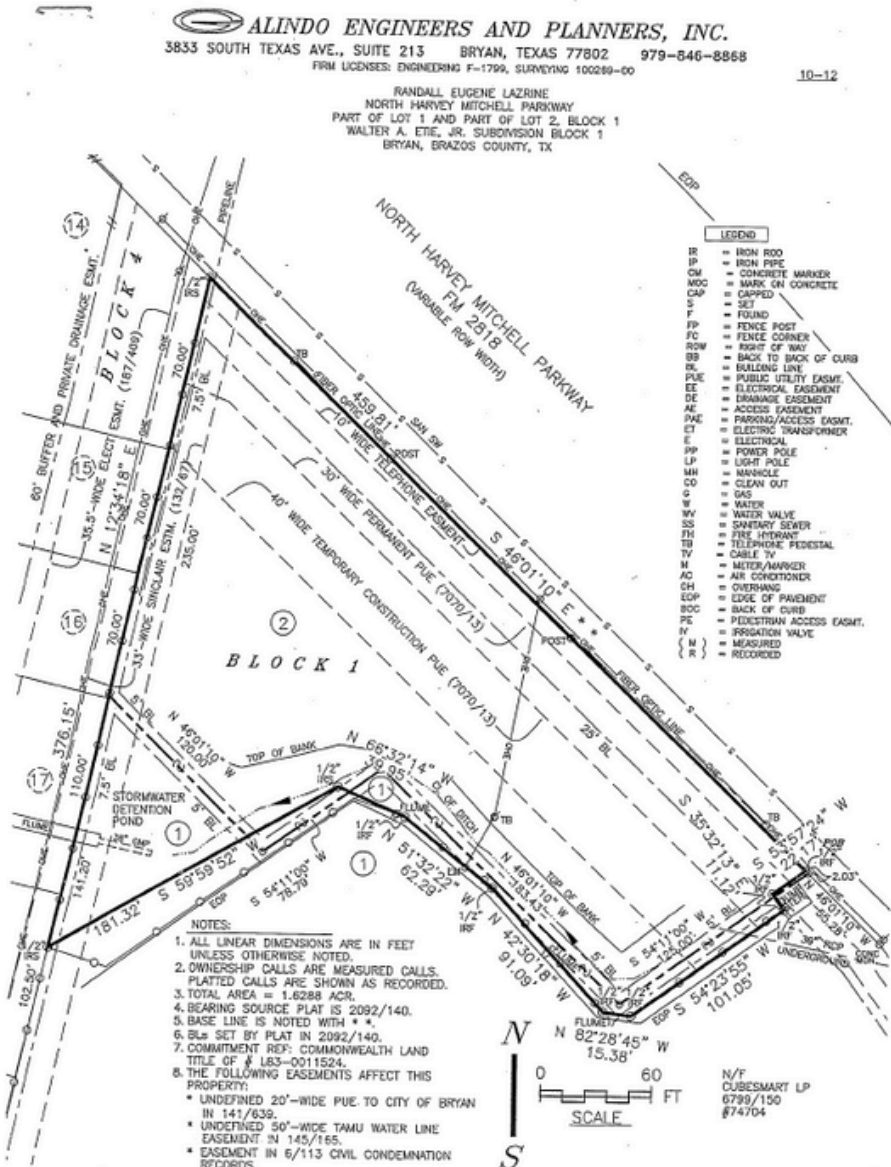


FOR SALE/LEASE
1.63 Acres
N Harvey Mitchell Pkwy
BRYAN, TEXAS 77807

For more information, please contact:

Josh Isenhour
979.268.6840
josh@clarkisenhour.com

SURVEY



THIS IS TO CERTIFY THAT ON AUGUST 29, 2012 A SURVEY WAS COMPLETED UNDER MY SUPERVISION AND CONTROL ON THE GROUND OF THE PROPERTY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS IN ATTACHED EXHIBIT A, AND THAT THIS PLAT IS TRUE WITH THAT SURVEY.

THIS ALSO CERTIFIES THAT, TO THE BEST OF MY KNOWLEDGE BASED ON THE INFORMATION CURRENTLY AVAILABLE TO ME, THERE ARE NO BUILDING STRUCTURES, BUILDING STRUCTURES INTRUSIONS OR PROTRUSIONS, APPARENT CONFLICTS OR VISIBLE EVIDENCE OF EASEMENTS OTHER THAN WHAT IS SHOWN HEREON. FURTHERMORE, AS SHOWN ON FEMA'S FIRM PANEL # 48041 C 0141C FOR BRAZOS COUNTY, TEXAS, DATED JULY 2, 1992, THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YEAR FLOOD PLAIN.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT BUYER. NO LICENSE, EXPRESSED OR IMPLIED, IS BEING CREATED TO COPY THE SURVEY EXCEPT AS NEEDED IN CONNECTION WITH THE CURRENT TRANSACTION WHICH IS TO BE COMPLETED NO LATER THAN SIX MONTHS AFTER THE DATE OF SIGNATURE OF THIS SURVEY.

SURVEYING INQUIRIES: 79745-512-239-5263

Christian Galindo
CHRISTIAN A. GALINDO, P.E. # 53425, R.P.L.S. # 4473
AUGUST 29, 2012
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No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner



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:
 - 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.

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
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

