



**4004 FM 974**  
**BRYAN, TX 77808**

**PREPARED BY:**

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**4004 FM 974**

INDUSTRIAL PROPERTY FOR LEASE  
+/- 16,570 SF

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

- **LEASE RATE:** \$8,285.00 SF/yr
- **BUILDING SIZE:** +/- 16,570 SF

### PROPERTY HIGHLIGHTS

- Outside city limits
- No restrictions
- Asking \$6/SF yearly
- Quick and easy access
- Fully climate controlled
- Available June 2025



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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## LOCATION MAP



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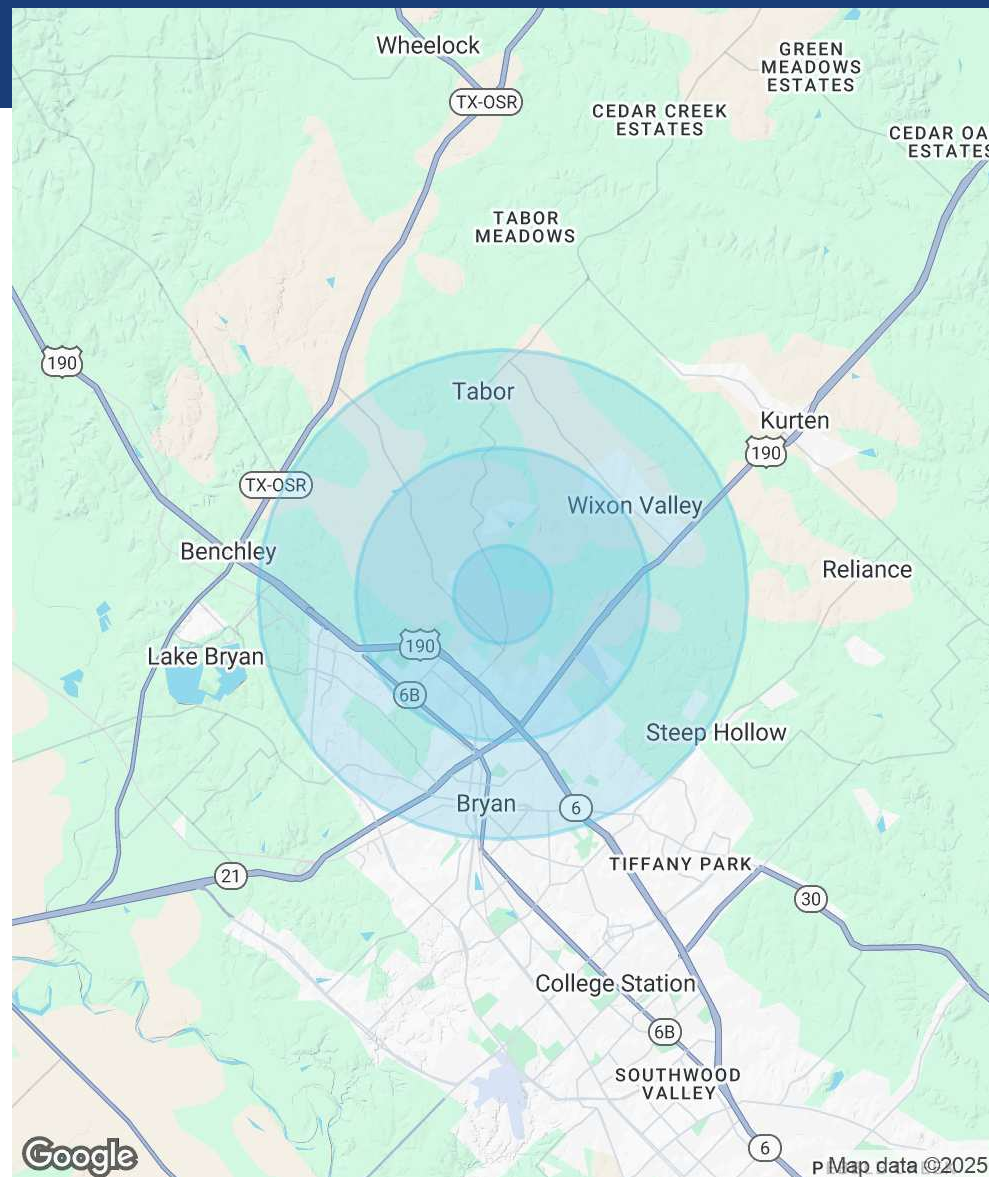
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## MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	510	12,106	40,583
AVERAGE AGE	36	36	38
AVERAGE AGE (MALE)	35	35	37
AVERAGE AGE (FEMALE)	36	36	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	174	4,066	14,392
# OF PERSONS PER HH	2.9	3	2.8
AVERAGE HH INCOME	\$70,873	\$73,862	\$76,747
AVERAGE HOUSE VALUE	\$380,190	\$272,361	\$264,272

Demographics data derived from AlphaMap



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## BROKERAGES SERVICES

### SAGO BROKERAGE SERVICES

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.



*SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!*



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#### 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 sub agent 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 by law to do so.

**AS SUB AGENT:** A license holder acts as a sub agent when aiding a buyer in a transaction without an agreement to represent the buyer. A sub agent 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.

<u>Sago Commercial Real Estate</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9015812</u> License No.	<u>info@sagocre.com</u> E-Mail Address	<u>979.260.5000</u> Phone Number
<u>Barry Moore, CCIM, SIOR</u> Designated Broker of Firm	<u>624142</u> License No.	<u>bmoore@sagocre.com</u> E-Mail Address	<u>979.260.5000</u> Phone Number
<u>Jack Parker, CCIM</u> Licensed Supervisor of Sales Agent/Associate	<u>667773</u> License No.	<u>jparker@sagocre.com</u> E-Mail Address	<u>979.260.5000</u> Phone Number
<u>Luke Patin</u> Sales Agent/Associate's Name	<u>821639</u> License No.	<u>lpatin@sagocre.com</u> E-Mail Address	<u>979.260.5000</u> Phone Number

Texas Law requires all real estate license holders to give this information about brokerage services to prospective buyers, tenants, sellers and landlords.

Regulated by the Texas Real Estate Commission  
Information Available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date



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# CONTACT

Whether you're buying, selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help – and would be honored to earn your business.

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Suite 200  
College Station, TX 77845**

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**[sagocre.com](http://sagocre.com)**

