

FOR SALE

Cross Park Office Condos

*3851 Corporate
Center Dr.
Bryan, TX*



*Howard Mayne
Emily Schuler*





BLDG #4

BLDG #3

BLDG #2

OVERVIEW

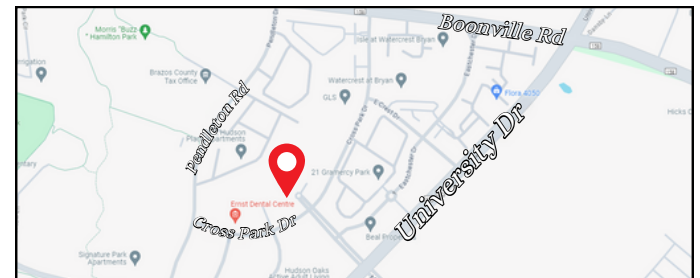
 **3851 Corporate Center Dr**
BRYAN, TX

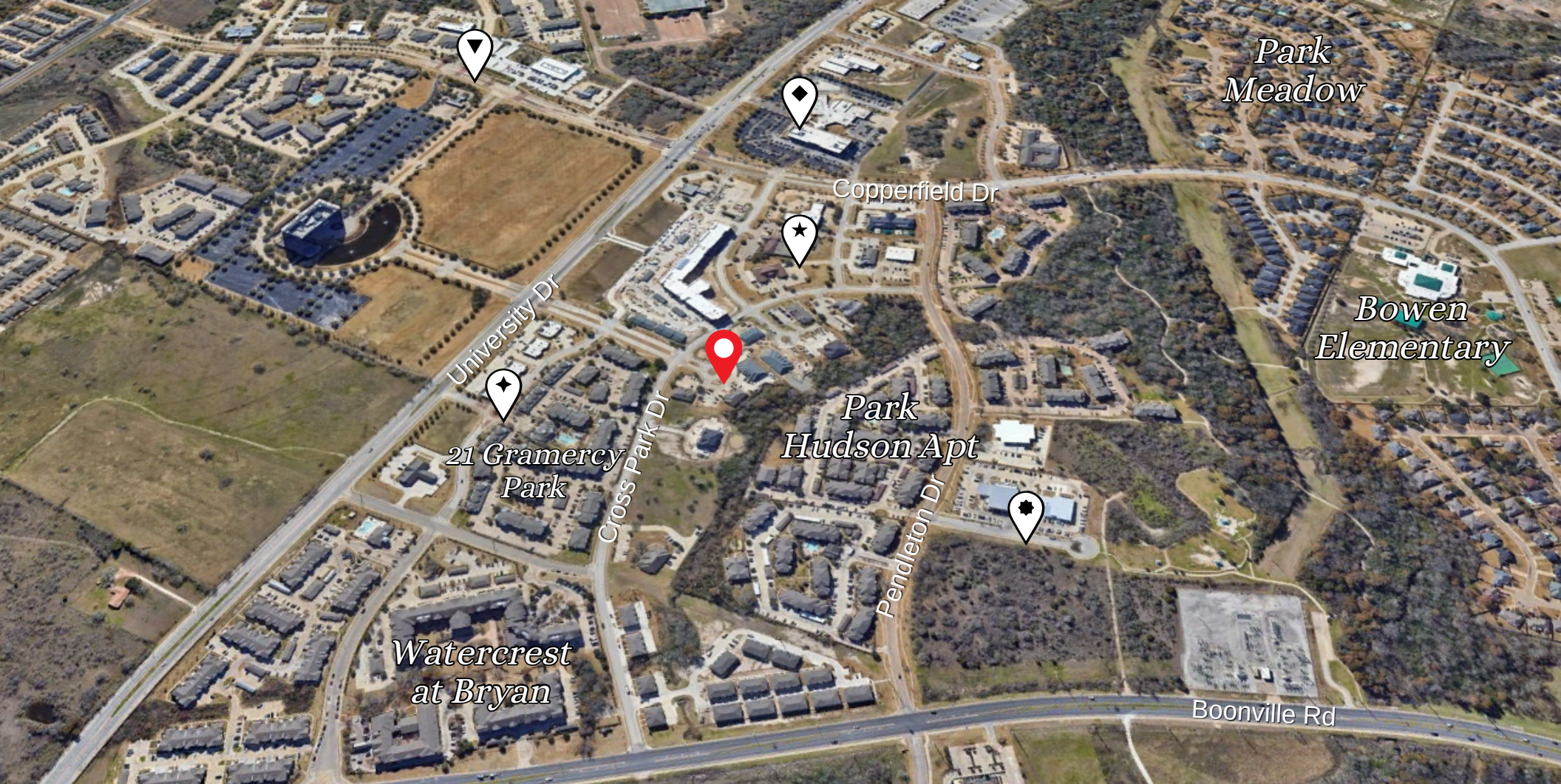
ABOUT THE PROPERTY

- 1,603 - 2,000 SF shell units available.
- Finish-out to suit user needs.
- Centrally located between Bryan & College Station.
- Rapidly developing area.
- Great for business owners.
- Don't delay - Previous phase sold out.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	6,314	42,825	136,534
Average Household Size	1.8	2.1	2.3
Average Household Income	\$66,164	\$51,544	\$43,274





SURROUNDING BUSINESSES



3851 Corporate Center Dr
BRYAN, TX

- ★ The Payne Law Group
- Service Insurance Group
- Reece Homes
- Ernst Dental Centre
- James Stonecipher
- Advanced Care Endodontics
- Thornton Dental
- Kidde Academy of Bryan
- Fountain Place
- South Land Title
- Prosperity Bank
- Texas Regional Eye Center

- ◆ Wellman Insurance
- Johnson Dentistry
- Integrity Urgent Care
- The Physicians Centre Hospital
- Effective Massage Therapy
- Kory Gil Sports Medicine
- Restore Hyper Wellness
- Brazos Valley Dermatology
- Jefferson Custom Homes
- Laura's Custom Framing
- Specialities Photography
- Lisam Systems

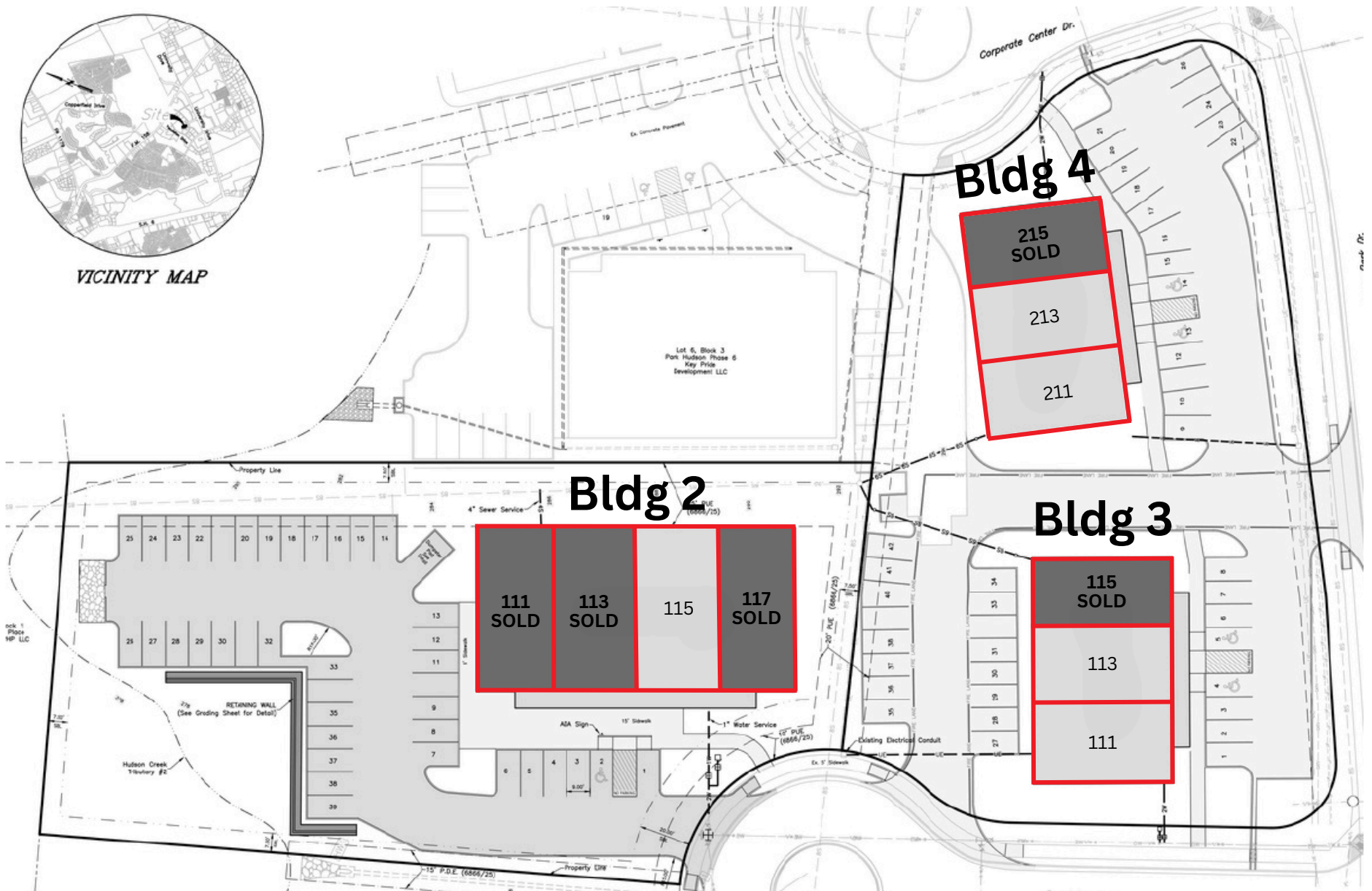
- Citizens Bank
- At Home Properties
- TM5 Properties
- Hilton Garden Inn
- Holiday Inn Express
- Hernandez Law Firm
- ▼ Prosperity Bank
- Lawyers Title Company
- Scasta Family Dentistry
- J&S Studies
- American Momentum Bank
- ◆ BCS Pain Clinic

- Beal Properties
- The Dunlap Group
- Capital Title of Texas
- HOTWORX
- ◆ Brazos County Tax Office
- Brazos County A&M Agrilife
- Brazos County Master Gardeners Association
- Brazos Centreal Appraisal District
- Christopher's World Grille

SITE PLAN



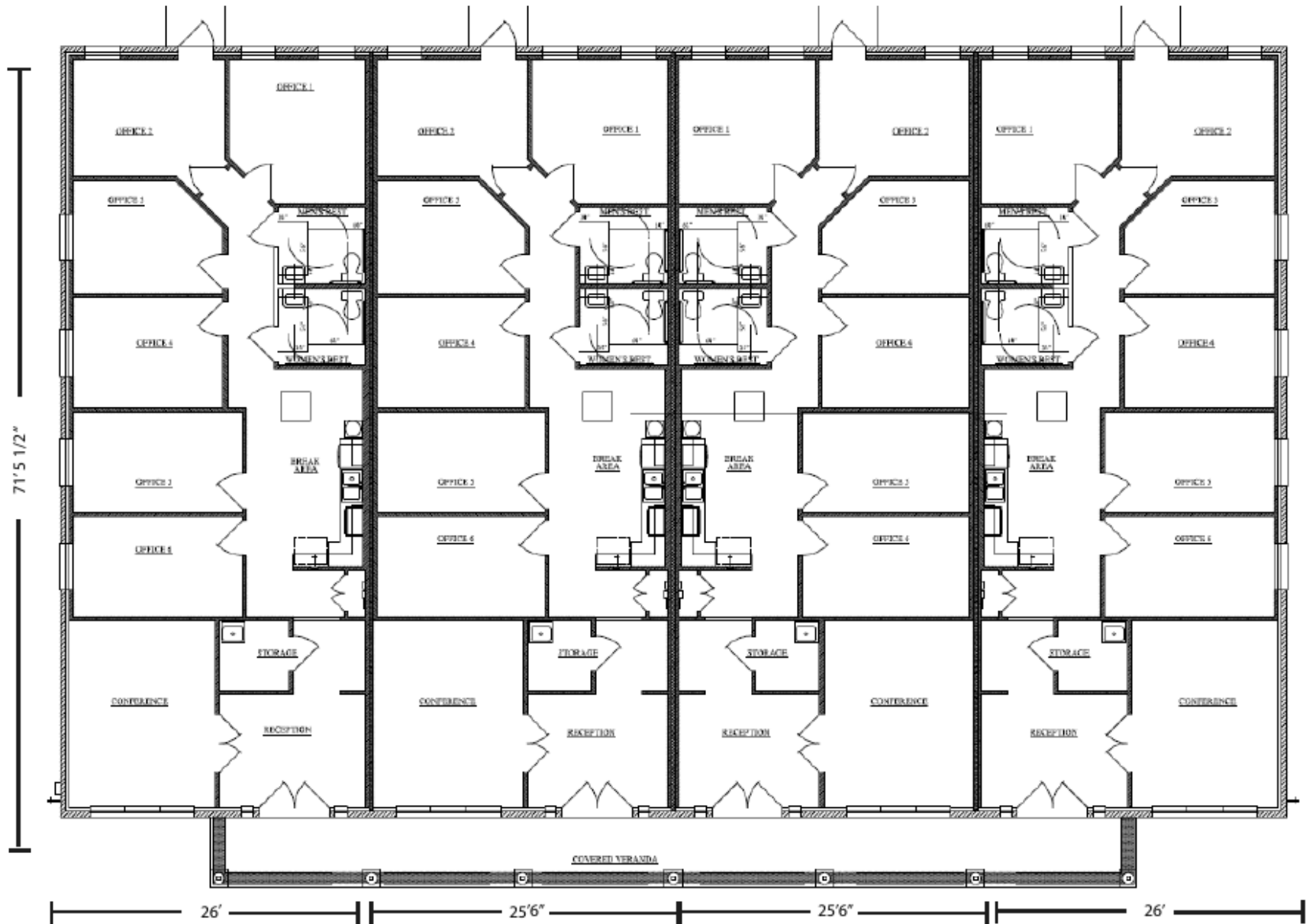
VICINITY MAP



CURRENT AVAILABILITY

	SUITE	PRICE	FLOORS
BUILDING #2	111	SOLD	2,000 SF
	113	SOLD	2,000 SF
	115	\$400,000	2,000 SF
	117	SOLD	2,000 SF
BUILDING #3	111	\$350,000	1,603 SF
	113	\$340,000	1,603 SF
	115	SOLD	1,603 SF
BUILDING #4	211	\$350,000	1,603 SF
	213	\$340,000	1,603 SF
	215	SOLD	1,603 SF

SAMPLE FLOORPLAN



SAMPLE BUILDOUT







*For more information
contact:*

Howard Mayne

979.268.6840

howard@clarkisenhour.com

Emily Schuler

979.268.6840

emily@clarkisenhour.com

*3851 Corporate
Center Dr.*

Bryan, TX

**CLARK
ISENHOOR**
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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Howard Mayne	699909	howard@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date