



FOR SALE

2,310 SF
\$795,000

Towerpoint Office Condo

4438 SH-6 #502
College Station, TX 77845



Emily Schuler



OVERVIEW



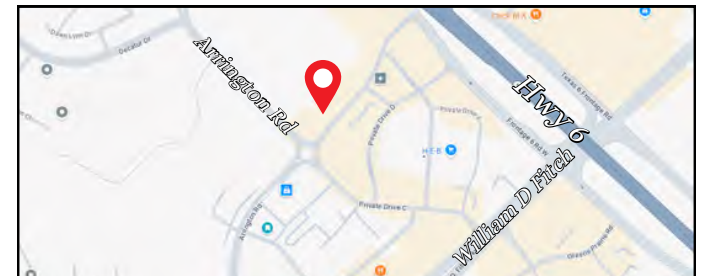
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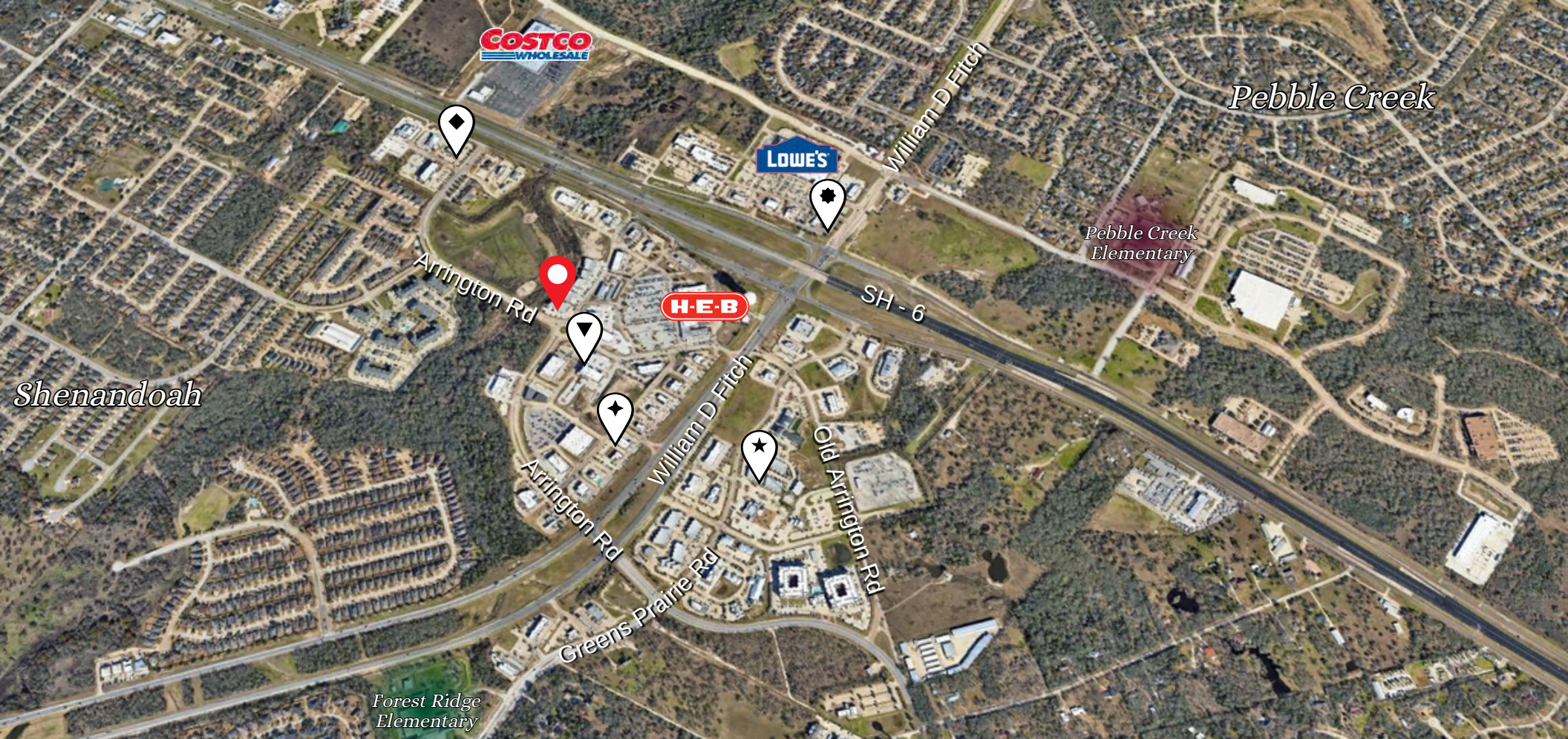
PROPERTY HIGHLIGHTS

- 2,310 SF office condo available for sale in highly desirable Tower Point area of South College Station
- Flexible layout suitable for a variety of professional office users
- Functional layout featuring a reception area, conference room, large open workspace, and multiple private offices
- Abundant natural light throughout the space
- Ample nearby parking for employees and clients
- Professional office setting surrounded by retail, restaurants, and amenities in the Tower Point trade area
- Current tenant relocating; space available for occupancy August 2026

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	7,037	41,079	94,931
Average Household Size	2.8	2.8	2.5
Average Household Income	\$149,022	\$199,143	\$71,182



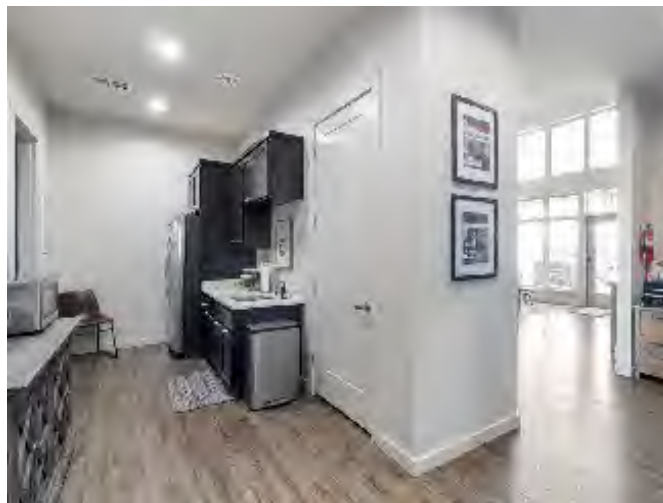


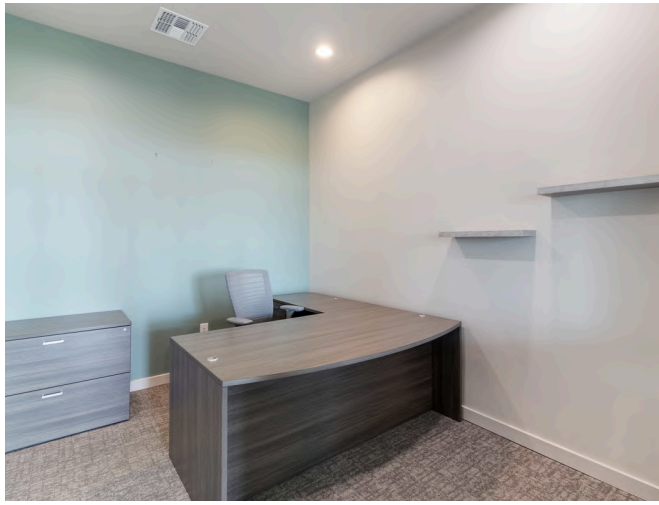
SURROUNDING BUSINESSES



4438 SH-6, 201&202
College Station, TX 77845

- | | | | |
|----------------------------|------------------------|-----------------------|---------------------------|
| ◆ Gringos Mexican Kitchen | Farmhouse Creamery | Freddy's Steakburgers | Casa Do Brasil |
| Walk-On's Sports Bistreaux | Tropical Smoothie Cafe | Starbucks | Marble Slab |
| Saltgrass Steak House | Evie + Oak | 1860 Italia | Marfa Texas Kitchen |
| Le Petit Cochon | Postal Plus | Pizza Hut | The Yard |
| Domino's Pizza | PetSmart | Bahama Bucks | CapRock 24-Hour Emergency |
| IHOP | Subway | Prosperity Bank | Discount Tire |
| McDonald's | Chase Bank | ★Layne's | Walgreens |
| First Financial | AT&T | Blue Baker | Zaxby's Chicken Fingers |
| Massage Envy | Shogun Japanese Grill | Mad Taco | ◆Whataburger |
| ▼Great Clips | Petsmart | Rx Pizza | Chick-fil-a |
| Chef Cao's | Andrews Orthodontics | Costa Vida | TaD's Louisiana Cooking |
| Drew's Carwash | Gold's Gym | Pure Bliss Spa | MOOYAH Burgers |
| SoCo Blow Dry Bar | Erikson Dental | Harvest Coffee | Bubbie's Kolache Kitchen |
| Suede Boutique | ◆Taco Bell | Nam Cafe | Frost Bank |







*For more information
contact:*

Emily Schuler

979.268.6840

emily@clarkisenhour.com

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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
Emily Schuler	593745	emily@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date