

**Boundary lines are approx.*

FOR SALE

10 +/- AC
\$1,300,000

**4000
E SH-21**

Bryan, TX 77803



*Blake Baumann
Josh Isenhour*

*Boundary lines are approx.

VPD 41,941

VPD 26,321



OVERVIEW



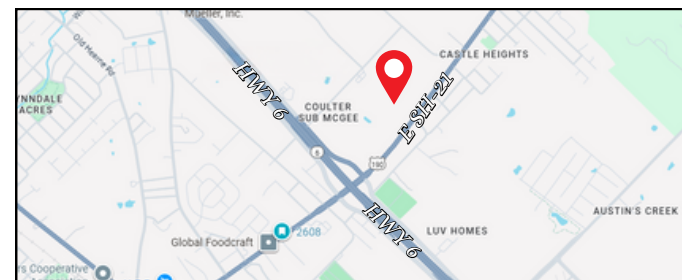
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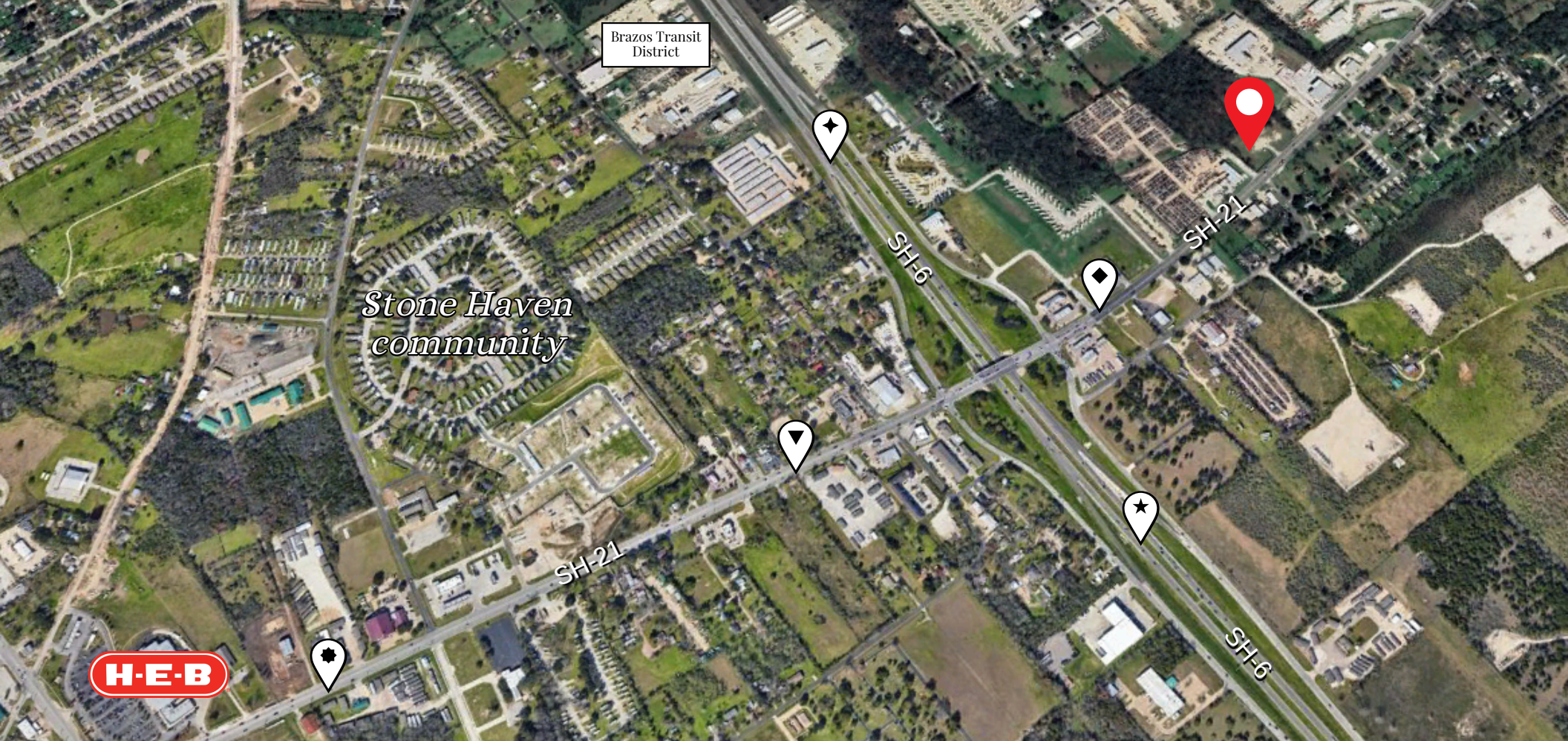
PROPERTY HIGHLIGHTS

- Strategic Industrial Location – Positioned on Highway 21 East between Beacon Roofing and BYOT, offering strong visibility within Bryan's active industrial corridor.
- 10± Acres Zoned Industrial – Suited for manufacturing, logistics, warehousing, or contractor uses.
- Highway Exposure & Access – Roughly 350 feet of prime Highway 21 frontage offering visibility and convenient connection to SH 6, and other key corridors.
- Utilities & Infrastructure in Place –Public utilities available or nearby to support new construction and operations. Buyer to verify all availability and capacity.
- Surrounded by Growth – Established neighboring businesses and ongoing industrial expansion make this corridor a prime investment area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	2,875	39,542	84,638
Average Household Size	2.7	2.6	2.5
Average Household Income	\$51,737	\$59,855	\$57,018





SURROUNDING BUSINESSES




**4000 E SH-21
Bryan, TX 77803**

- | | | |
|-------------------------------|----------------------------|------------------------------|
| ◆ Sodolaks | ◆ A & B Self Storage | Taco Bell |
| Exxon | Bell Fence Bryan | Wings N More Express |
| Bayou Blends | Sunstate Equipment | Don Chente Mexican & Seafood |
| Chevron | Industrial Safety Products | ★ Shell |
| Mobile Home Supply | ★ Sunbelt Rentals | Fire and Ice Snow Cones |
| Truck Parts Exports | Clayton Homes | Taqueria Romero |
| Brazos Valley Tree Service | ▼ Southern Tire Mart | Drew's Car Wash |
| Bearing Supply Co | Dairy Queen | 4.0 Cuts Barber Shop |
| BYOT Auto Parts in Bryan | ABC Supply Co | Safari Dental |
| Kyriash Truck Center of Bryan | McDonalds | Family Dollar |
| QXO | Verizon | Dollar Tree |
| McCarty Equipment Co | Burger King | La Michoacana Meat Market |
| GSI Oil & Gas | Bait Barn Fisheries | Prosperity Bank |

PROPERTY OUTLINE





*For more information
contact:*

Blake Baumann
979.268.6840
blake@clarkisenhour.com

Josh Isenhour
979.268.6840
josh@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
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date