

Price Reduction!



FOR SALE

4461 SF

~~\$1,675,000~~

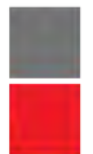
\$1,590,000

Wright Naeger Dentistry

4528 Mills Park Cir

College Station, TX 77845

**CLARK
ISENHOUR**
Real Estate Services, LLC



*Sam Solcher
Josh Isenhour*



OVERVIEW



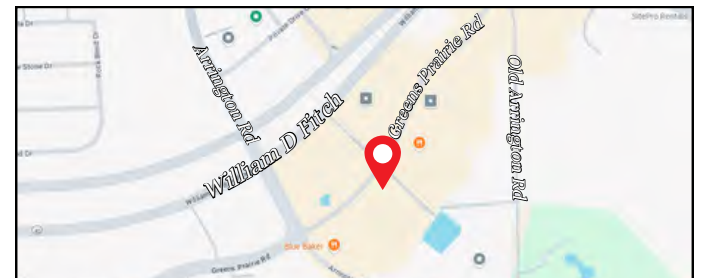
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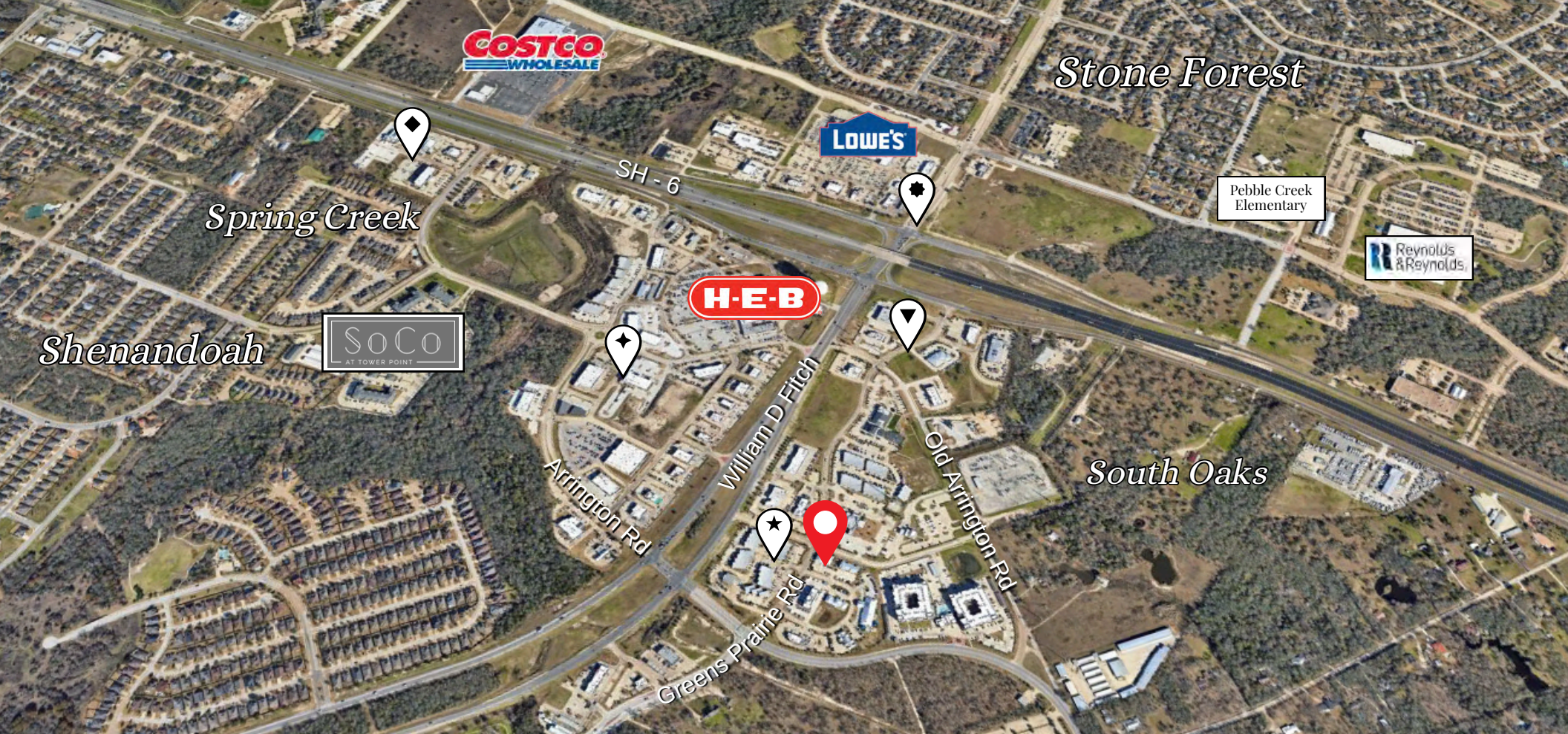
PROPERTY HIGHLIGHTS

- 4461 square foot free standing medical office building
- Conveniently located in the Caprock Development area surrounded by other class A office, shops, and restaurants
- Currently used as a dental practice but could easily be modified to suit any medical use or traditional office space. Property will be restricted against general dentistry use.
- Rare find in South College Station, call for tour!
- Available April 2026

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	4,995	39,038	77,598
Average Household Size	2.7	2.8	2.6
Average Household Income	\$150,962	\$124,948	\$87,332





SURROUNDING BUSINESSES



4528 Mills Park Cir
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◆ Gringos Mexican Kitchen
 Walk-On's Sports Bistreaux
 Saltgrass Steak House
 Napa Flats Bistro
 Domino's Pizza
 IHOP
 McDonald's
 First Financial
 Massage Envy
 Great Clips
 Chef Cao's
 Drew's Carwash
 SoCo Blow Dry Bar
 Suede Boutique

Farmhouse Creamery
 Tropical Smoothie Cafe
 Evie + Oak
 Postal Plus
 ◆ Farmhouse Frozen Yogurt
 Subway
 Chase Bank
 AT&T
 Shogun Japanese Grill
 PetSmart
 Andrews Orthodontics
 Gold's Gym
 Erikson Dental
 Taco Bell

Freddy's Steakburgers
 Starbucks
 1860 Italia
 Pizza Hut
 Bahama Bucks
 Prosperity Bank
 ★ Layne's
 Blue Baker
 Costa Vida
 Rx Pizza
 La Bodega Baja Taco
 Pure Bliss Spa
 Harvest Coffee
 Nam Cafe

Casa Do Brasil
 Marble Slab
 ▼ Marfa Texas Kitchen
 The Yard
 CapRock 24-Hour Emergency
 Discount Tire
 Walgreens
 Zaxby's Chicken Fingers
 ★ Whataburger
 Chick-fil-a
 TaD's Louisiana Cooking
 MOOYAH Burgers
 Bubbie's Kolache Kitchen
 Frost Bank





*For more information
contact:*

Sam Solcher

979.268.6840

sam@clarkisenhour.com

Josh Isenhour

979.268.6840

josh@clarkisenhour.com

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**Boundary lines are approx*



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:
 - 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
Sam Solcher	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

