

FOR LEASE

201 - 2,671 SF
\$8,000/MO Full Service

202 - 2,732 SF
\$8,000/MO Full Service

2800
Barron Rd
Unit
201 & 202

College Station, TX 77845

THE GRANT GROUP

PRECISION
PROPERTY MANAGEMENT

CLARK
ISENHOUR
Real Estate Services, LLC



Emily Schuler



*Unit 201

OVERVIEW

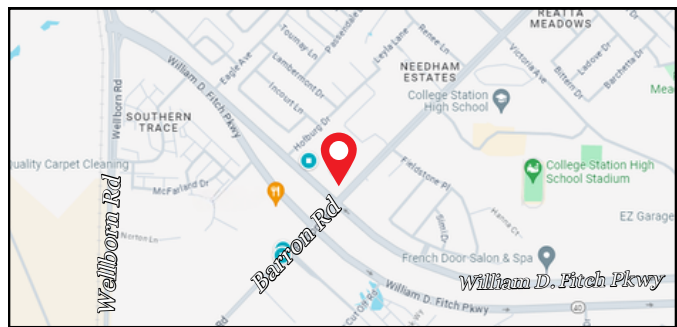
 **2800 Barron Rd**
College Station, TX 77845

PROPERTY HIGHLIGHTS

- New office condo development in South College Station!
- Approximately 2,700 SF per unit for lease
- Full-service
- Two stories, second floor provides a private office setting for executives
- The flexible floorplan can work for a variety of uses
- Neatly and professionally finished out with full attention to detail
- Possibly one of the last office condo developments in South College Station

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	9,964	15,577	113,560
Average Household Size	2.9	2.7	2.5
Average Household Income	\$85,707	\$76,317	\$51,818



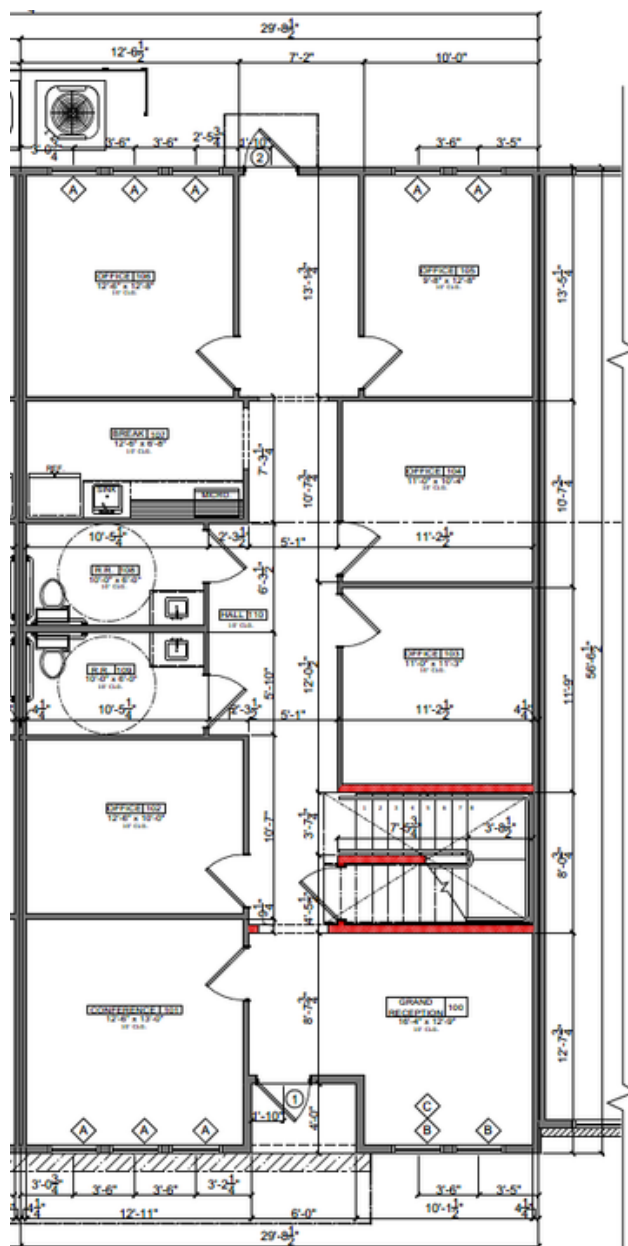
Architectural floor plan of the second floor of a building. The plan includes the following rooms and dimensions:

- OFFICE 100:** 11'-0" x 10'-0"
- OFFICE 101:** 11'-0" x 10'-0"
- OFFICE 102:** 11'-0" x 10'-0"
- OFFICE 103:** 11'-0" x 10'-0"
- OFFICE 104:** 11'-0" x 10'-0"
- KITCHEN:** 10'-0" x 10'-0"
- BATH:** 5'-0" x 5'-0"
- BREAK ROOM:** 12'-0" x 10'-0"
- STAIRS:** 12'-0" x 10'-0"
- CORRIDOR:** 12'-0" x 10'-0"

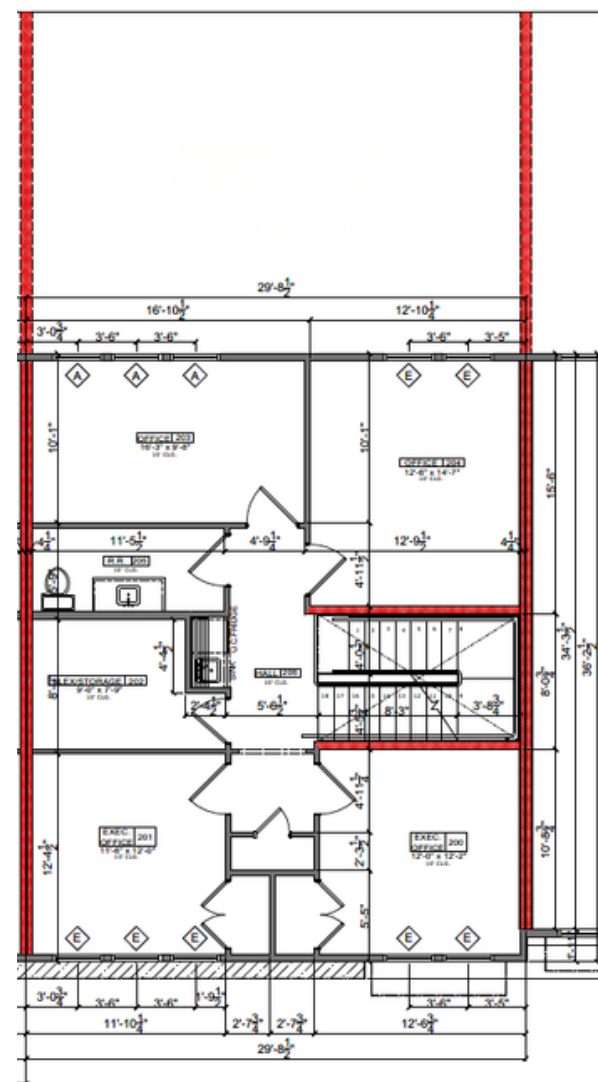
The plan also shows a fire alarm system layout with a red line indicating the fire alarm system. A note specifies that the fire alarm system is a 2-hour fire alarm system without suppression.

Second Floor

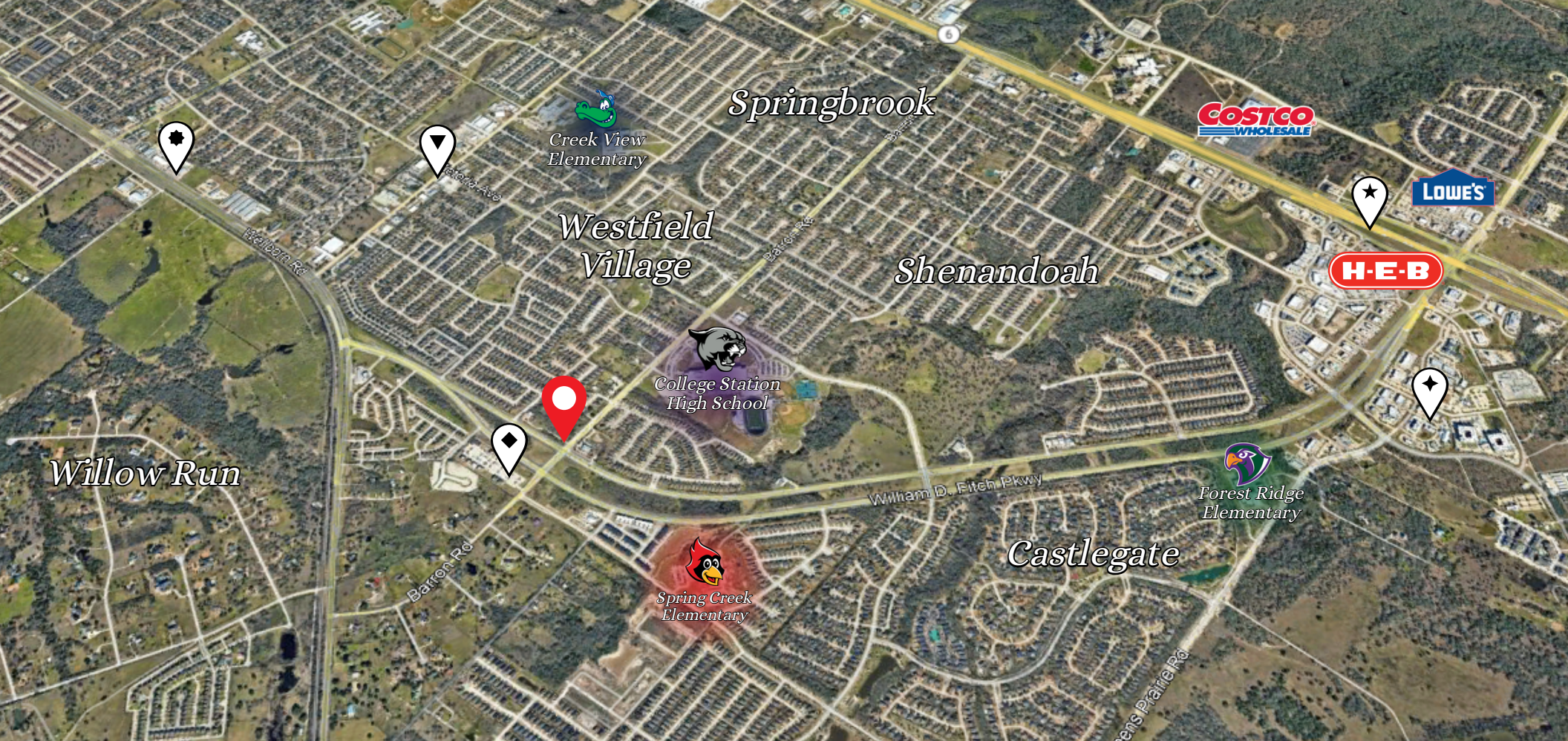
FLOORPLAN - Unit 202



First Floor



Second Floor



SURROUNDING BUSINESSES



2800 Barron Rd
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◆ Urban Table

Aggieland Construction
NextHome Realty Solution
Murphy Legal
Key & Walsh Construction
BCS Fitness
CHI St. Joseph Primary Care
Peas in a Pod Learning Center
Moon Law
The Land Design Group, Inc
◆ Aggieland Express Car Wash
The Angry Elephant
Shipley Do-Nuts
Layne's Chicken Fingers

Blue Baker

Kiddie Academy
Casa do Brasil
Pure Bliss Spa
Rx Pizza
La Bodega Baja Taco Bar
Marble Slab Creamery
Marfa Texas Kitchen
The Harvest
Discount Tire
Walgreens
CapRock 24-Hour Emergency
★ Chase Bank
Subway

McDonald's

Prosperity Bank
Gold's Gym
Starbucks
Gringos Mexican Kitchen
Walk-On's Sports Bistreaux
Saltgrass Steak House
Chick-fil-A
Whataburger
TaD's Louisiana Cooking
PetsMart
1860 Italia
Taco Bell
Scott & White Pharmacy

▼ Prodigy Learning Center

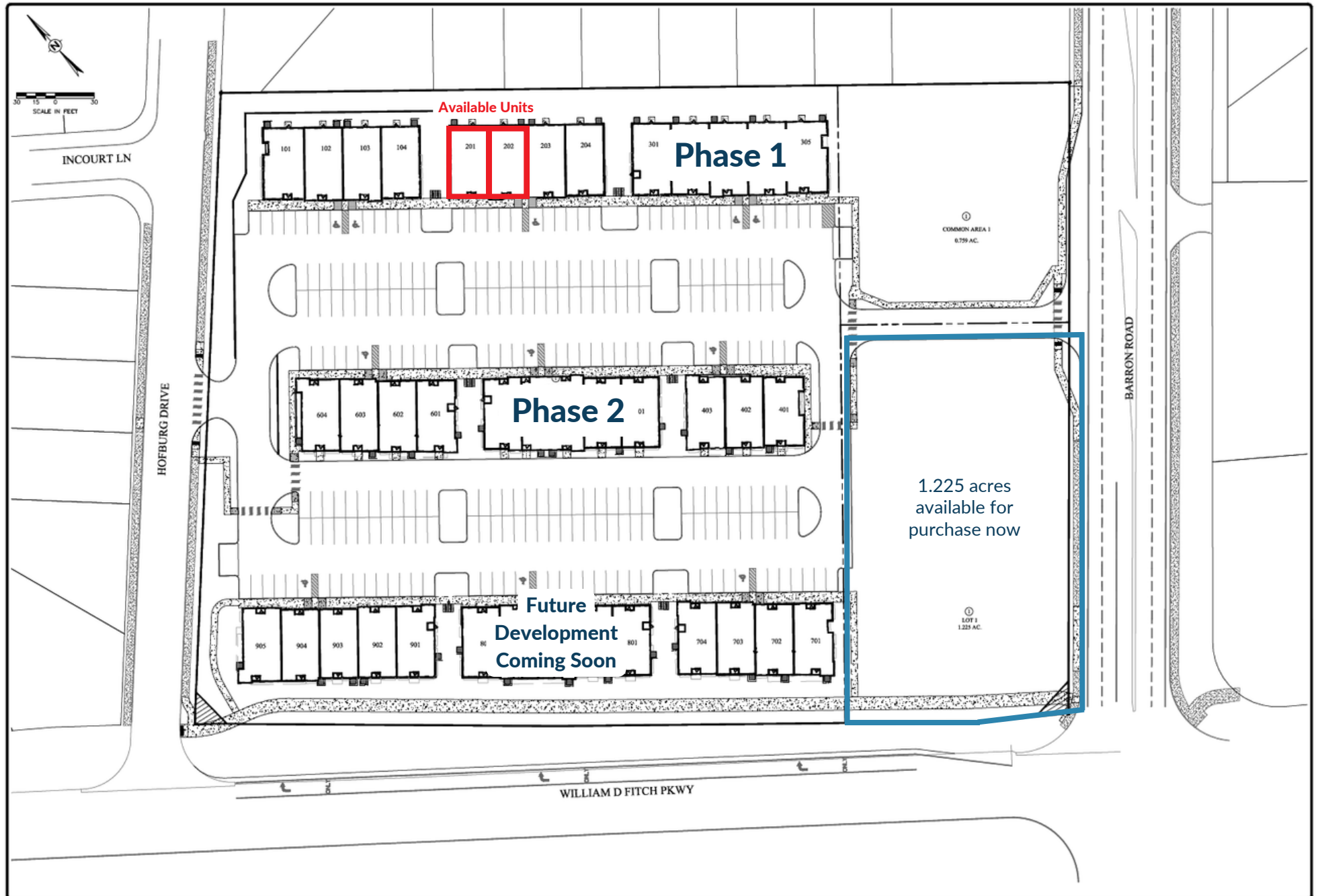
American Fire Protection
Maroon Plumbing
United Realty
Stone Co. Climbing
Aggieland Animal Health
★ Dollar General
Premier Countertop Design
Prosperity Bank
Chicken Express
Aggieland Urgent Care
Subway
Drew's Carwash
Sonic



*Unit 201



SITE PLAN



*For more information
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#201 & #202*
College Station, TX 77845

**CLARK
ISENHOUR**
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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date