



FOR LEASE

1,702 SF
\$3,517/MO NNN

3012
Barron
Rd

College Station, TX 77845



*Emily Schuler
Howard Mayne*



OVERVIEW



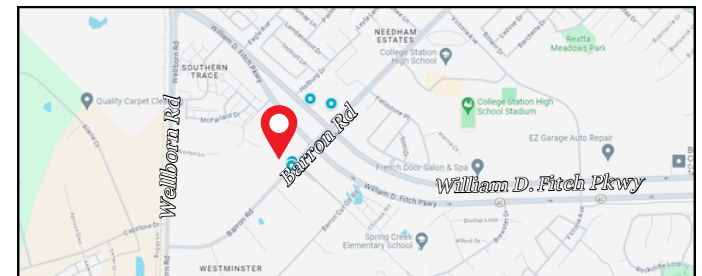
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PROPERTY HIGHLIGHTS

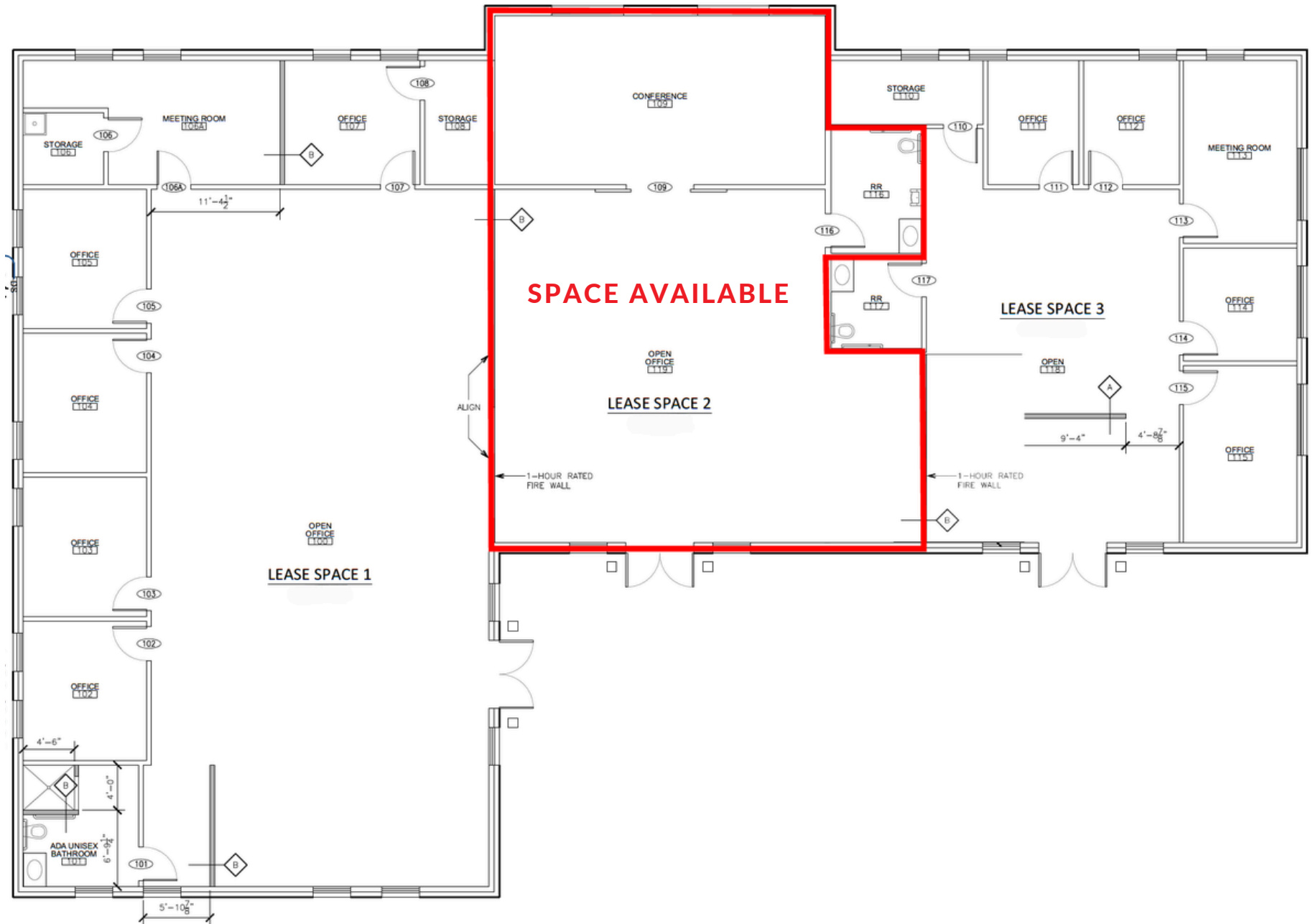
- CityView Campus offers abundant parking, beautiful landscaping and even a walking trail!
- 1,702 SF office space close to all the amenities of South College Station!
- The flexible floorplan can work for a variety of uses
- Tenant responsible for pro rata share of taxes, insurance, CAM, POA dues, and utilities

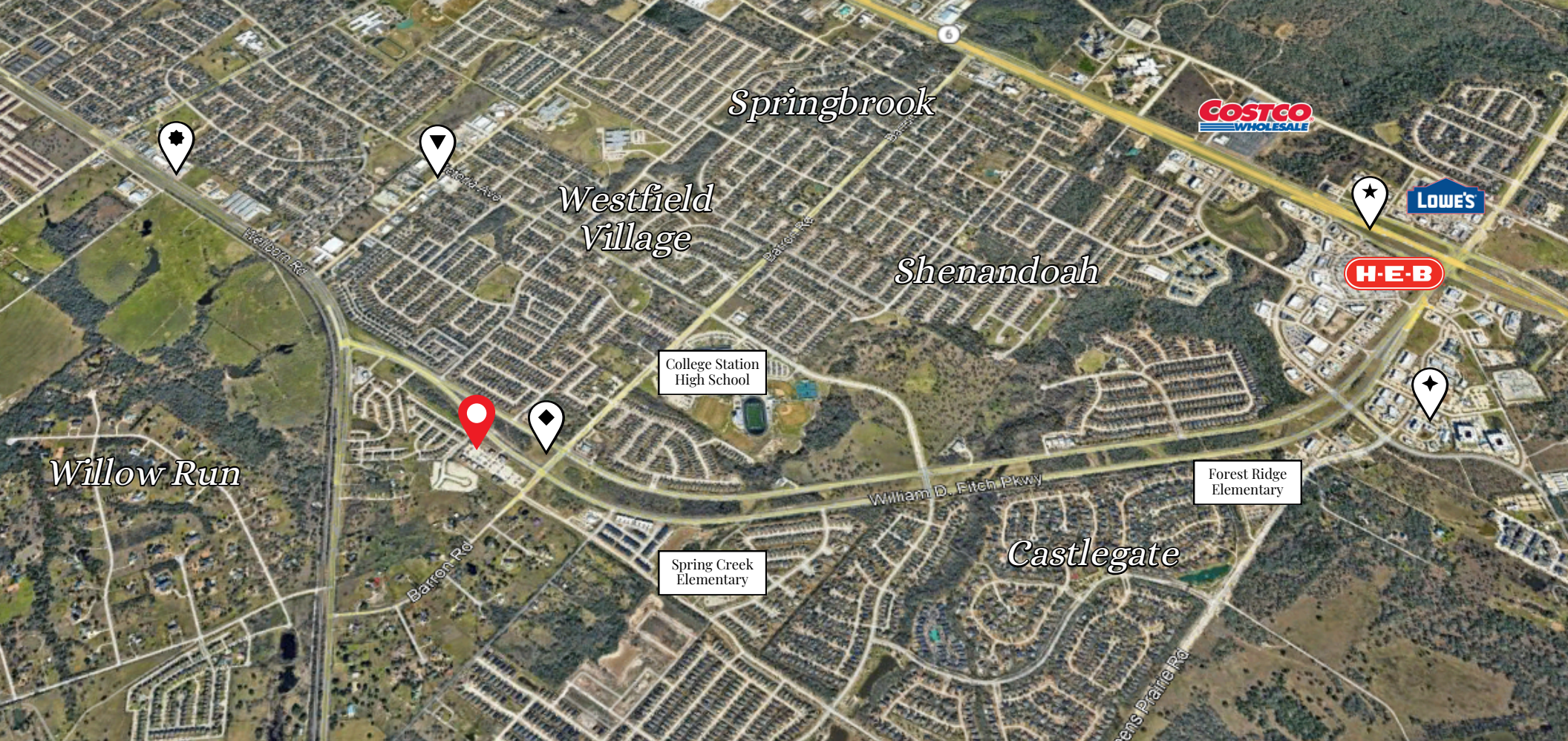
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	7,998	52,272	113,743
Average Household Size	2.84	2.71	2.54
Average Household Income	\$100,679	\$89,289	\$62,587



FLOORPLAN





SURROUNDING BUSINESSES



3012 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

◆ 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



*For more information
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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:
 - 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.

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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