



11.864 Acres, N Earl Rudder Fwy



BRAZOS COUNTY | BRYAN, TX



N Earl Rudder Fwy, Bryan TX

Brazos County

▶▶ Price: \$1,395,000

▶▶ Land Size: approx. 11.864+/- AC

- 11.864 acres +/- near intersection SH-6 and SH-21
- Access via SH-6 and Clarks Lane
- Current Zoning - A-O
- Great visibility to traffic along SH-6 - 39,939 VPD on SH-6
- Electrical, sanitary sewer and water on site
- 392' of frontage on access road and 279' of frontage on Clarks Lane
- Diverse group of commercial and industrial user in area





11.864 +/- Acres

Hwy 21

Hwy 6

Downtown
Bryan

Driving Directions

- From the intersection of SH-6 and SH-21 travel North on frontage road approx. 7/10ths of a mile and property will be on your right



*Boundary lines are approximate



Survey

Not to Scale



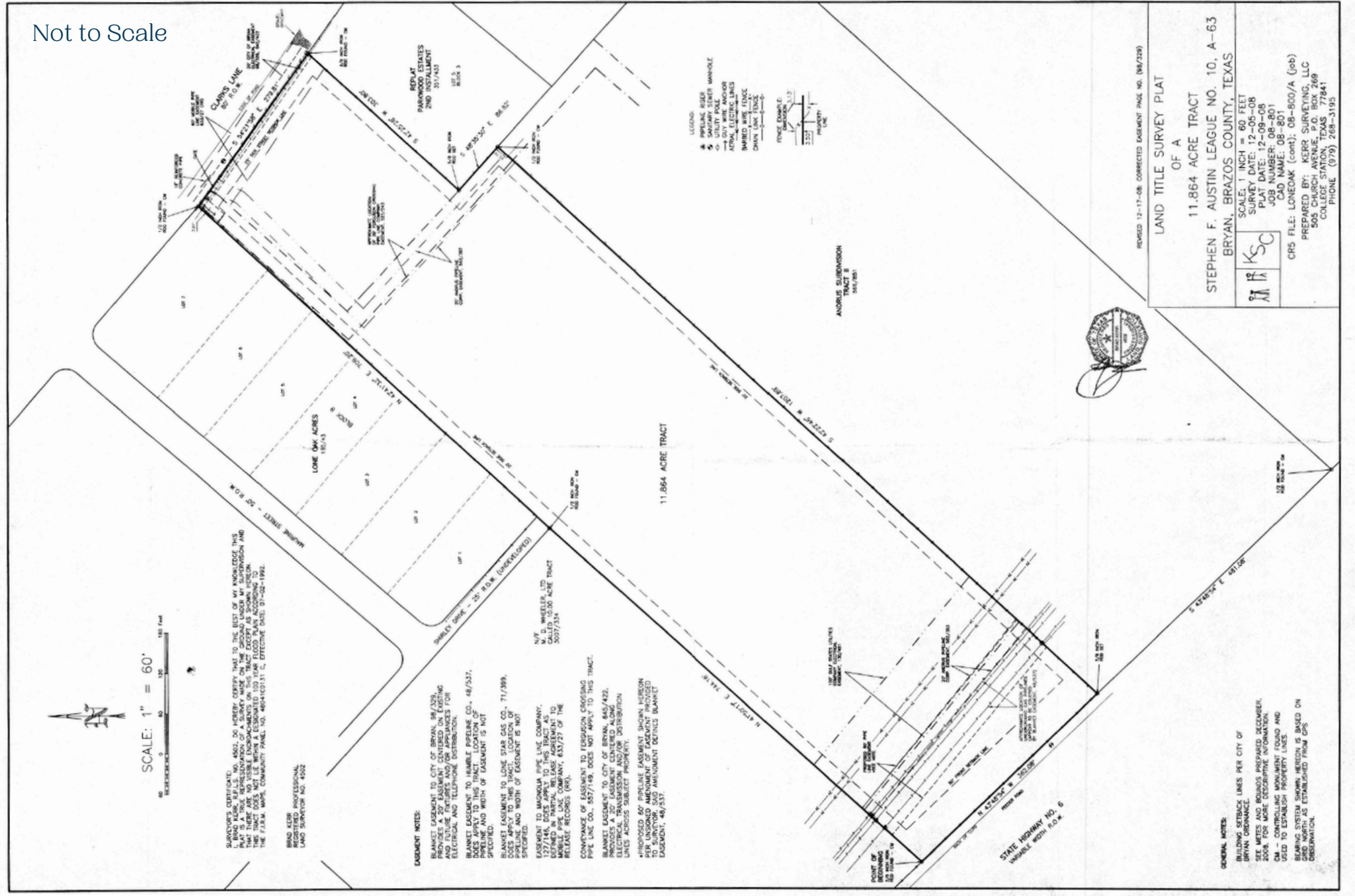
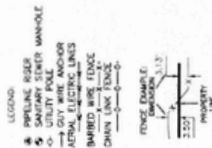
SCALE: 1" = 60'
 0 20 40 60 80 100 120 140 Feet

SURVEYOR'S CERTIFICATE: THIS IS A PRELIMINARY SURVEY. THIS IS THE BEST OF MY KNOWLEDGE THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCUMBRANCES ON THIS TRACT EXCEPT AS SHOWN HEREON. THE DATE OF THIS SURVEY IS 08/20/08. THE PUBLIC MAPS, COMMUNITY PANEL NO. 4824-1031-31-C, EFFECTIVE DATE: 07-20-24-1992.

BRAD KERR
 PROFESSIONAL
 LAND SURVEYOR NO. 4502

EASEMENT NOTES:

- BLANKET EASEMENT TO CITY OF BRYAN, 08/13/08, PROVIDES A 20' EASEMENT CENTERED ON EXISTING AND FUTURE UTILITY AND/OR APPURTEANCES FOR ELECTRICAL AND TELEPHONE DISTRIBUTION.
- BLANKET EASEMENT TO HUBBLE PIPELINE CO., 48/537, PROVIDES A 20' EASEMENT CENTERED ON THE PRELINE AND WIDTH OF EASEMENT IS NOT SPECIFIED.
- BLANKET EASEMENT TO LONE STAR GAS CO., 71/289, PROVIDES A 20' EASEMENT CENTERED ON THE PRELINE AND WIDTH OF EASEMENT IS NOT SPECIFIED.
- EASEMENT TO MONOLIA PIPE LINE COMPANY, 12/7/145, DOES APPLY TO THIS TRACT AS DEFINED IN PUBLIC RECORD INSTRUMENT TO BE RELEASED BY PUBLIC RECORD INSTRUMENT, 05/27/07 OF THE RELEASE RECORDS (98).
- COMPENSATION OF EASEMENT TO FERROVIA CORP. PUEBLO PIPE LINE CO., 557/149, DOES NOT APPLY TO THIS TRACT.
- BLANKET EASEMENT TO CITY OF BRYAN, 646/422, PROVIDES A 20' EASEMENT CENTERED ALONG ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINES ACROSS SUBJECT PROPERTY.
- PROPOSED 60" PIPELINE EASEMENT SHOWN HEREON IS NOT TO BE CONSIDERED AS AN EASEMENT UNLESS TO SURVEYOR'S KNOWLEDGE AND BELIEF AN INSTRUMENT BEING RELEASED RECORDS (98) PROVIDES A 20' EASEMENT CENTERED BLANKET EASEMENT, 48/537.



REVISED 12-17-08 CORRECTED EASEMENT PAGE NO. (98/239)

LAND TITLE SURVEY PLAT
 OF A
11.864 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 60 FEET
 SURVEY DATE: 12-08-08
 PLAT DATE: 12-09-08
 JOB NUMBER: 08-601
 JOB NAME: 08-601
 CRS FILE: LONEOAK (cont); 08-800/A (job)

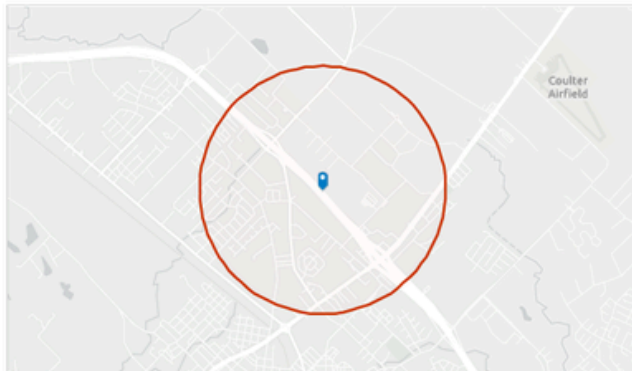
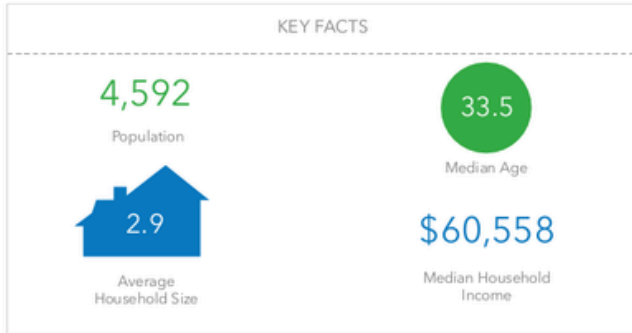
PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH AVENUE, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE: (979) 268-3195

GENERAL NOTES:

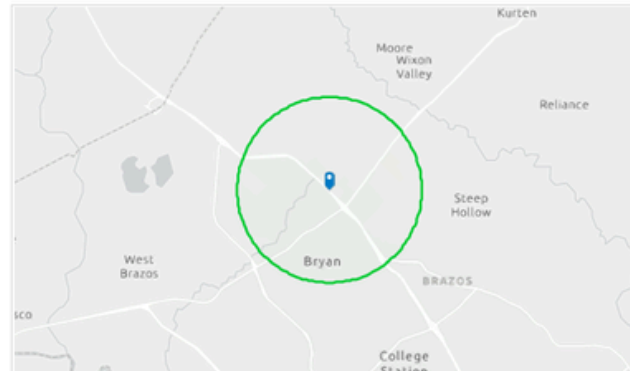
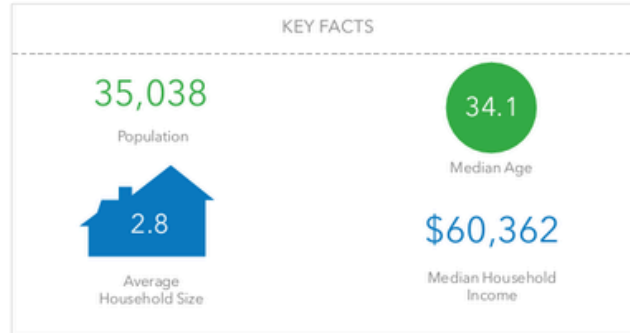
- BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
- SEE METERS AND ROUNDS PREPARED BEGINNER, 2008, FOR MORE DESCRIPTIVE INFORMATION.
- CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Demographic Information

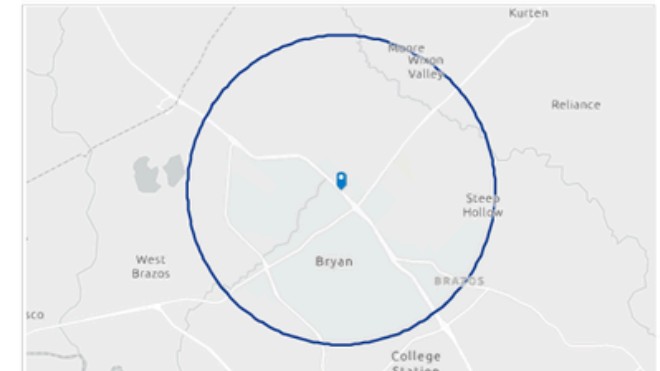
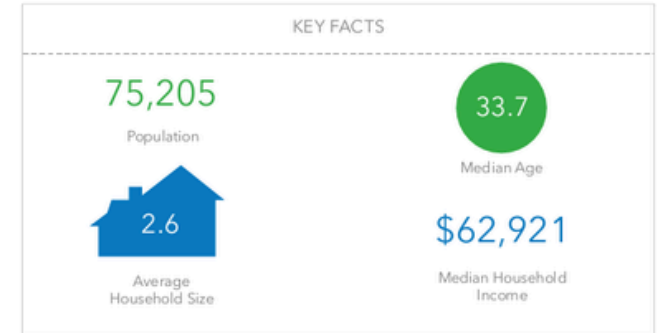
1 mile



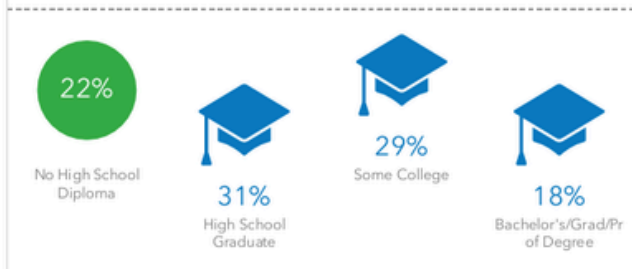
3 miles



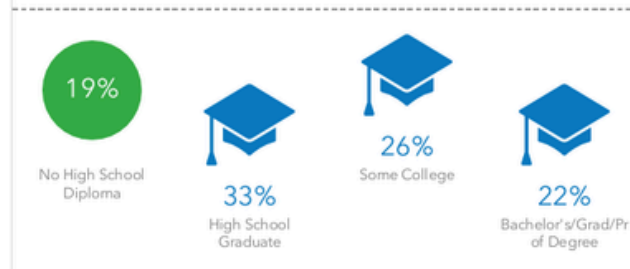
5 miles



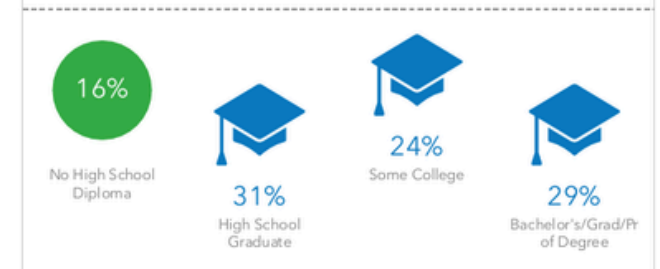
EDUCATION



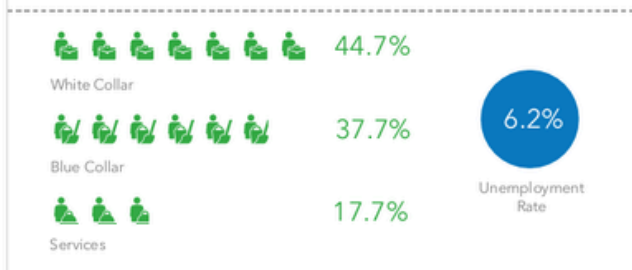
EDUCATION



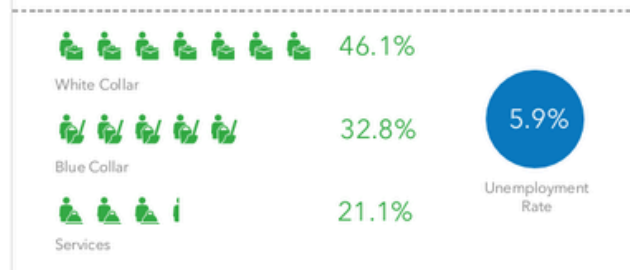
EDUCATION



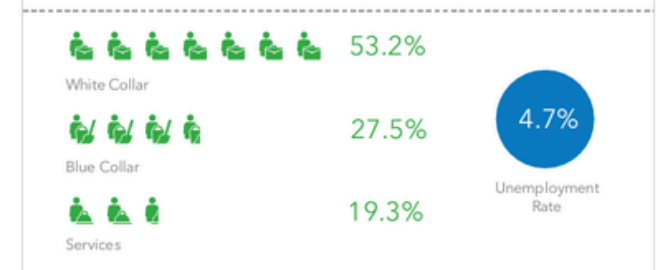
EMPLOYMENT



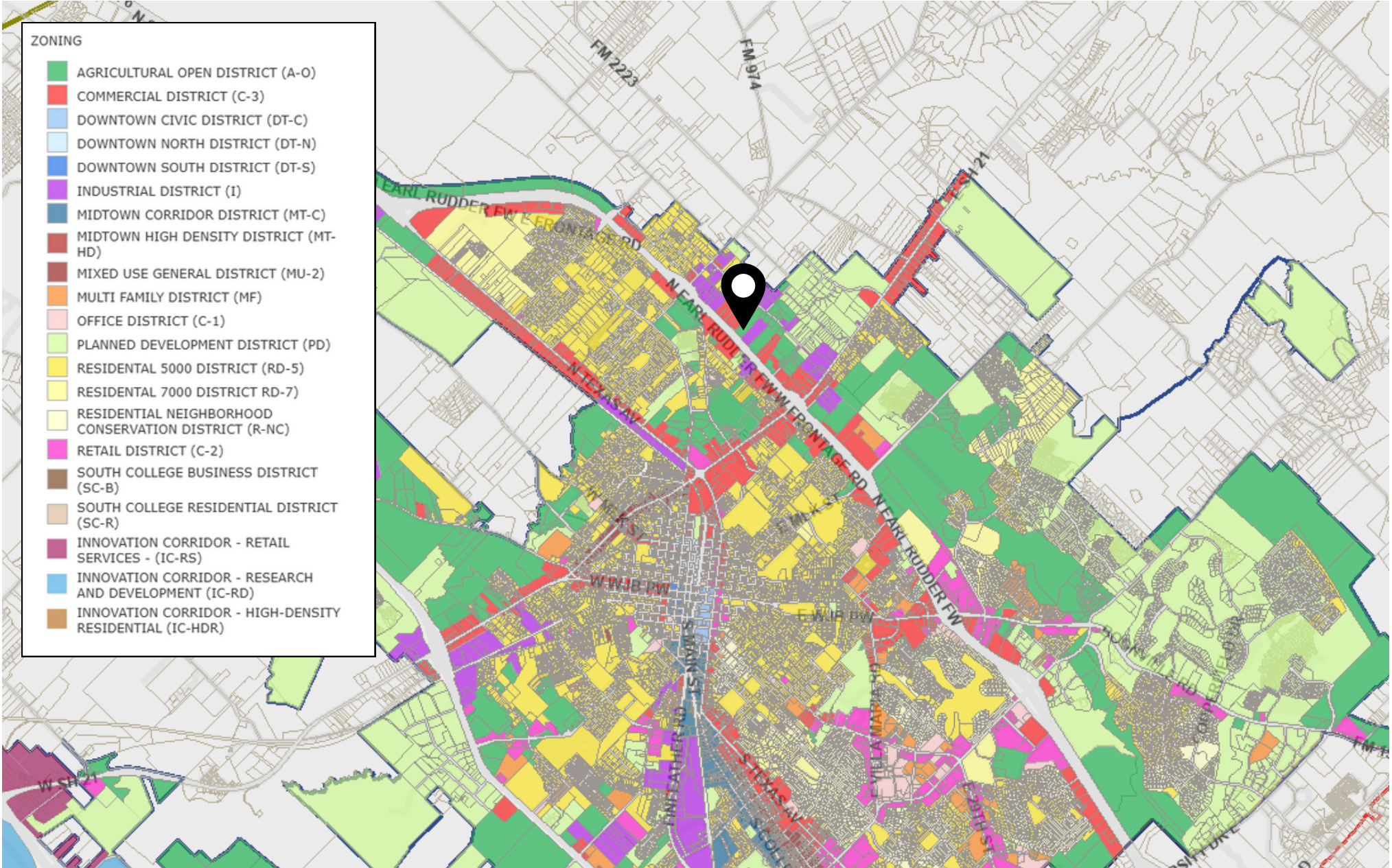
EMPLOYMENT



EMPLOYMENT



Zoning





11.864 +/- Acres, Earl Rudder Fwy

BRAZOS COUNTY | BRYAN, TX

for more information about this property, please contact



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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.

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
Matthew Charles Bathe	770632	matt@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

