

*FOR LEASE*

2,350 SF  
\$4,730/MO NNN

# Midtown City Center

*1122 Midtown Dr*  
College Station, TX 77845



*Emily Schuler*





## OVERVIEW

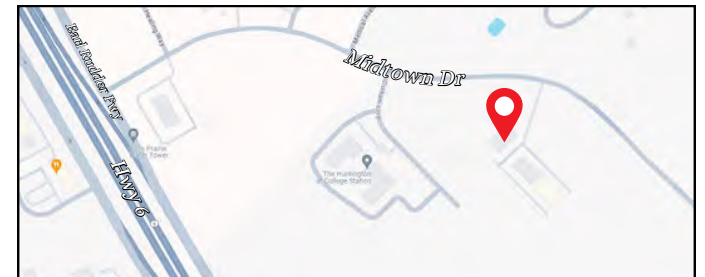
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## PROPERTY HIGHLIGHTS

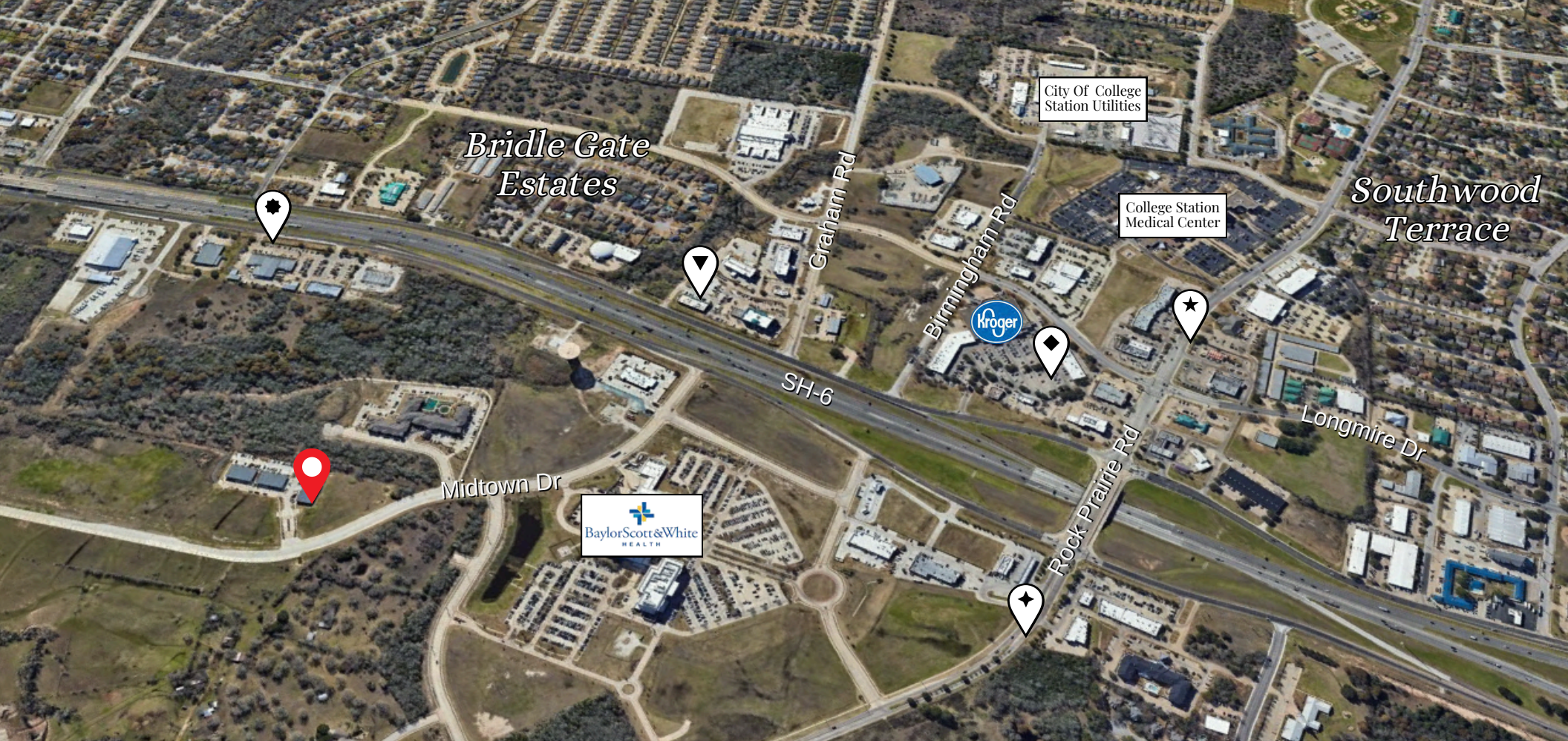
Check out this stunning, finished retail space in College Station's Midtown City Center. This is your chance to lease the only available space in the development! This 2,361 square foot commercial space showcases a floor plan suitable for multiple uses. Large conference table workspace, built-in exquisite coffee bar, and open floor plan with beautiful natural light. Modern staircase leads to 550 square foot loft area that provides for office space, storage space or other flexible uses. This property is currently being used as a premiere boutique photography space but the possibilities for this space are endless. There are two large restrooms on each end of the space, concrete flooring throughout, and painted, open ceilings.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	5,429	57,827	26,770
Average Household Size	2.9	2.6	2.5
Average Household Income	\$99,732	\$69,117	\$50,139







## SURROUNDING BUSINESSES

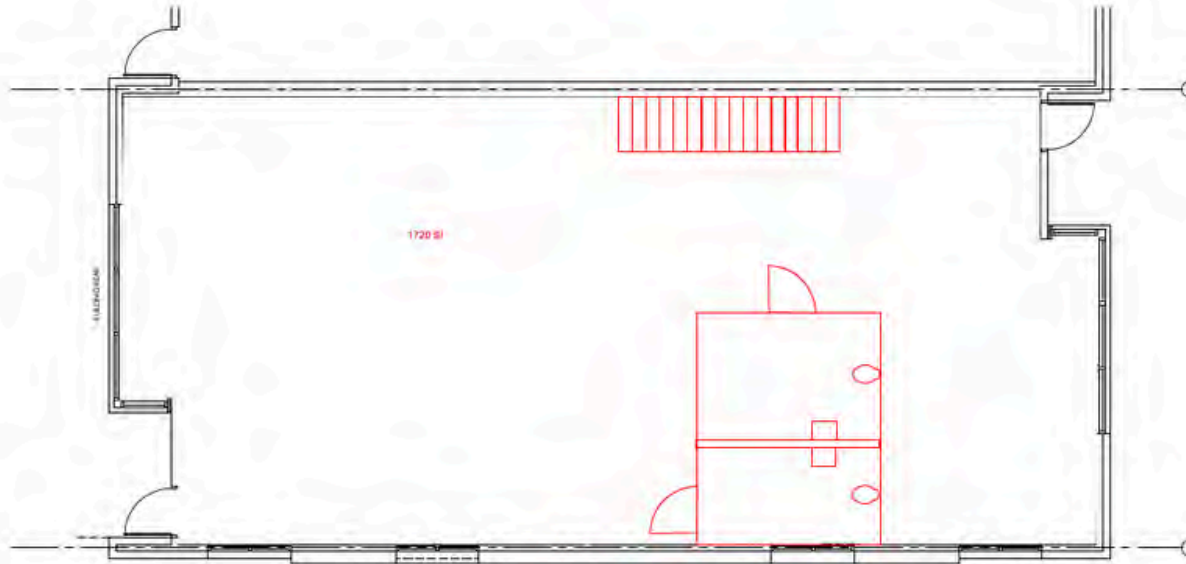


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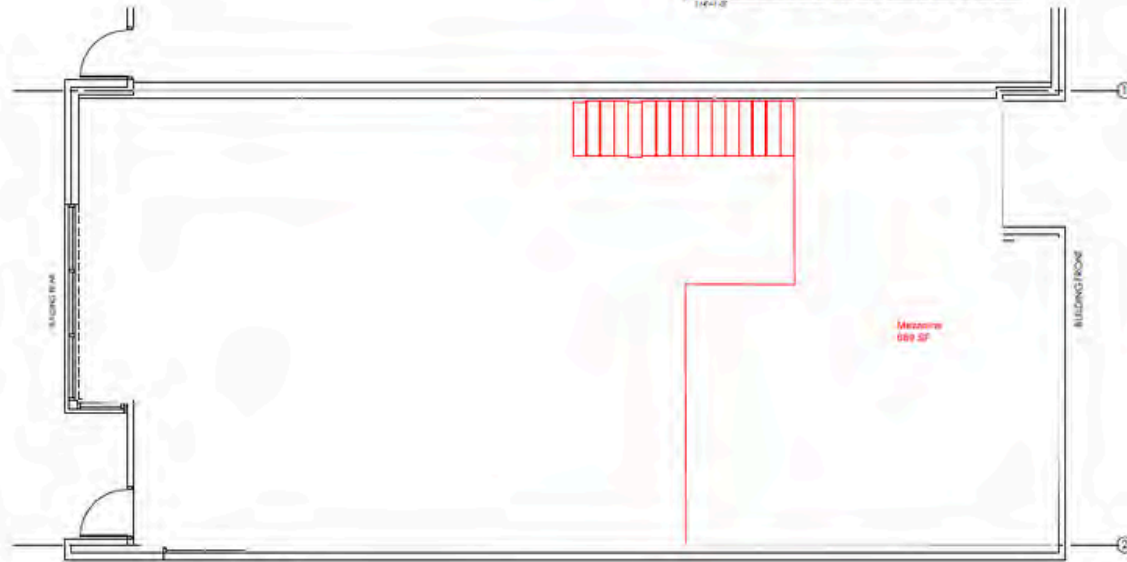
- ◆ Cotton Patch Cafe
- Freebirds
- Kolache Rolf's
- Emerald Lotus Massage Spa
- Hallmark
- Double Dave's
- Jimmy John's
- T.Jin China Diner
- UPS
- Bank of America
- Prosperity
- CVS
- ★ Papa Johns
- Poke Stop
- Subway
- Juice It Up!
- BCS Cyro
- C&C Asian Garden
- Whataburger
- Walgreens
- Wells Fargo
- ◆ Starbucks
- Yoga Pod College Station
- Dusty Diamonds Boutique
- Honey Baked Ham and Cafe
- Hooks Family Dentistry
- Precision Eye Care
- Elements Massage
- Azure Fusion Bistro & Sake
- Luigi's Patio Ristorante
- WGR Custom Homes
- Queen Nail Spa
- School or Rock
- Row House
- Dutch Bros Coffee
- Piasano's Italian Pizzeria
- Jersey Mike's
- Smoothie King
- ▼ Stella Southern Cafe
- Mineral Bodyworks
- Marco's Pizza
- ◆ Scrubtopia
- Celebrity Spa & Salon
- Holley's Window Fashions
- Real Wellness MD
- Aggieland Flowers
- Urban Optics
- Enterprise
- Next Home
- Perfectly You Beauty Lab
- Goodwill
- The Ranch RV
- Gogh Gogh Coffee
- Re/Max BCS
- Texas Signature Roofing
- Pinnacle Bank



# FLOOR PLAN



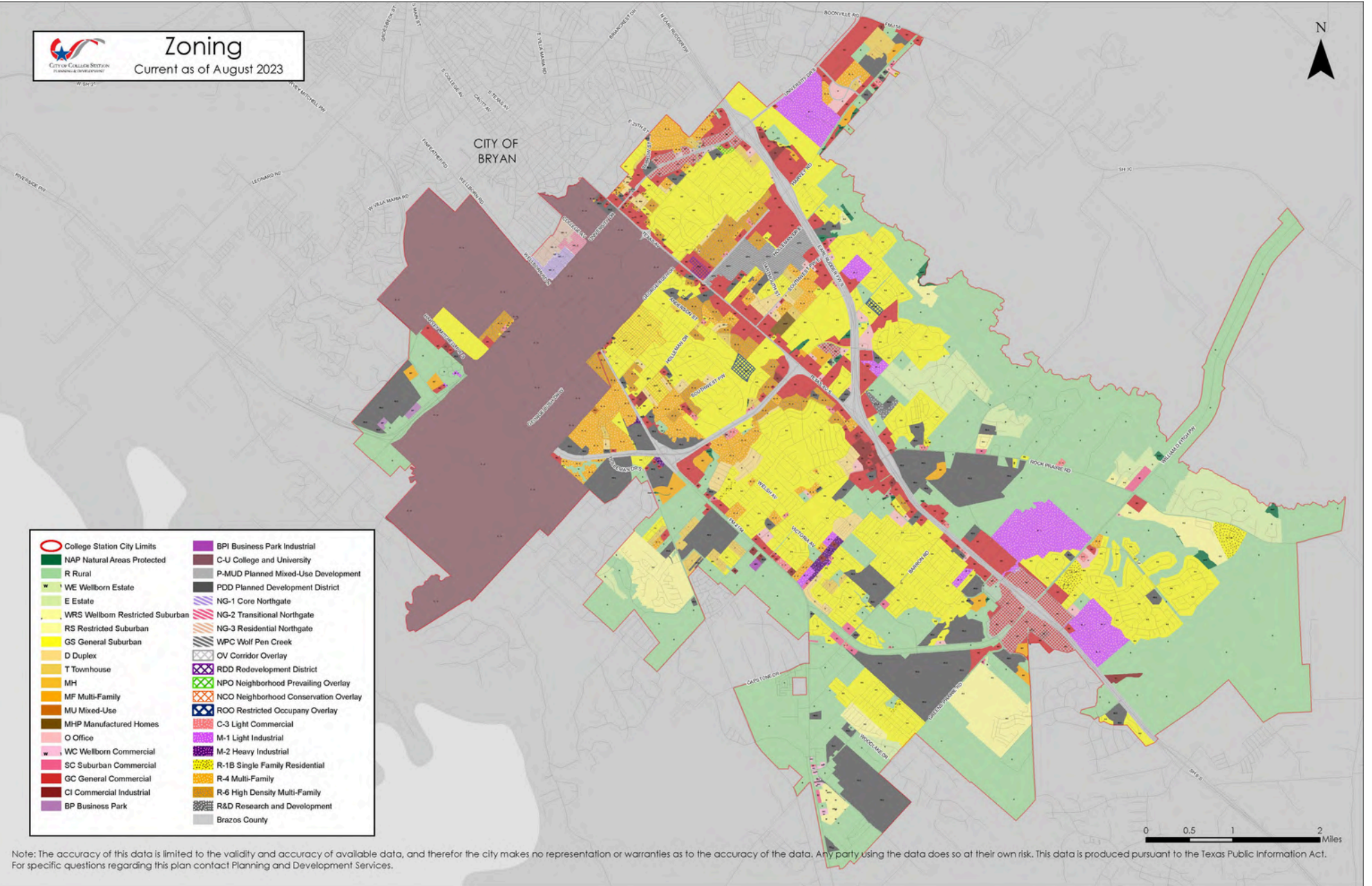
1 FLOOR FINISH PLAN - 1st FLOOR  
1/4"=1'-0"



2 FLOOR FINISH PLAN - 2nd FLOOR  
1/4"=1'-0"

# ZONING


**Zoning**  
 Current as of August 2023



- |                                  |                                       |
|----------------------------------|---------------------------------------|
| College Station City Limits      | BPI Business Park Industrial          |
| NAP Natural Areas Protected      | C-U College and University            |
| R Rural                          | P-MUD Planned Mixed-Use Development   |
| WE Wellborn Estate               | PDD Planned Development District      |
| E Estate                         | NG-1 Core Northgate                   |
| WRS Wellborn Restricted Suburban | NG-2 Transitional Northgate           |
| RS Restricted Suburban           | NG-3 Residential Northgate            |
| GS General Suburban              | WPC Wolf Pen Creek                    |
| D Duplex                         | OV Corridor Overlay                   |
| T Townhouse                      | RDD Redevelopment District            |
| MH                               | NPO Neighborhood Prevailing Overlay   |
| MF Multi-Family                  | NCO Neighborhood Conservation Overlay |
| MU Mixed-Use                     | ROO Restricted Occupancy Overlay      |
| MHP Manufactured Homes           | C-3 Light Commercial                  |
| O Office                         | M-1 Light Industrial                  |
| WC Wellborn Commercial           | M-2 Heavy Industrial                  |
| SC Suburban Commercial           | R-1B Single Family Residential        |
| GC General Commercial            | R-4 Multi-Family                      |
| CI Commercial Industrial         | R-6 High Density Multi-Family         |
| BP Business Park                 | R&D Research and Development          |
|                                  | Brazos County                         |

0 0.5 1 2 Miles

Note: The accuracy of this data is limited to the validity and accuracy of available data, and therefore the city makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. For specific questions regarding this plan contact Planning and Development Services.











For more information  
contact:

*Emily Schuler*

c: 979.229.5872

o: 979.268.6840

[emily@clarkisenhour.com](mailto:emily@clarkisenhour.com)

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**CLARK  
ISENHOOR**  
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:
  - 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
	License No.	Email	Phone
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

