



ARMSTRONG PROPERTIES



OFFERING MEMORANDUM

2762 State Highway 21 E
Caldwell, Texas 77836

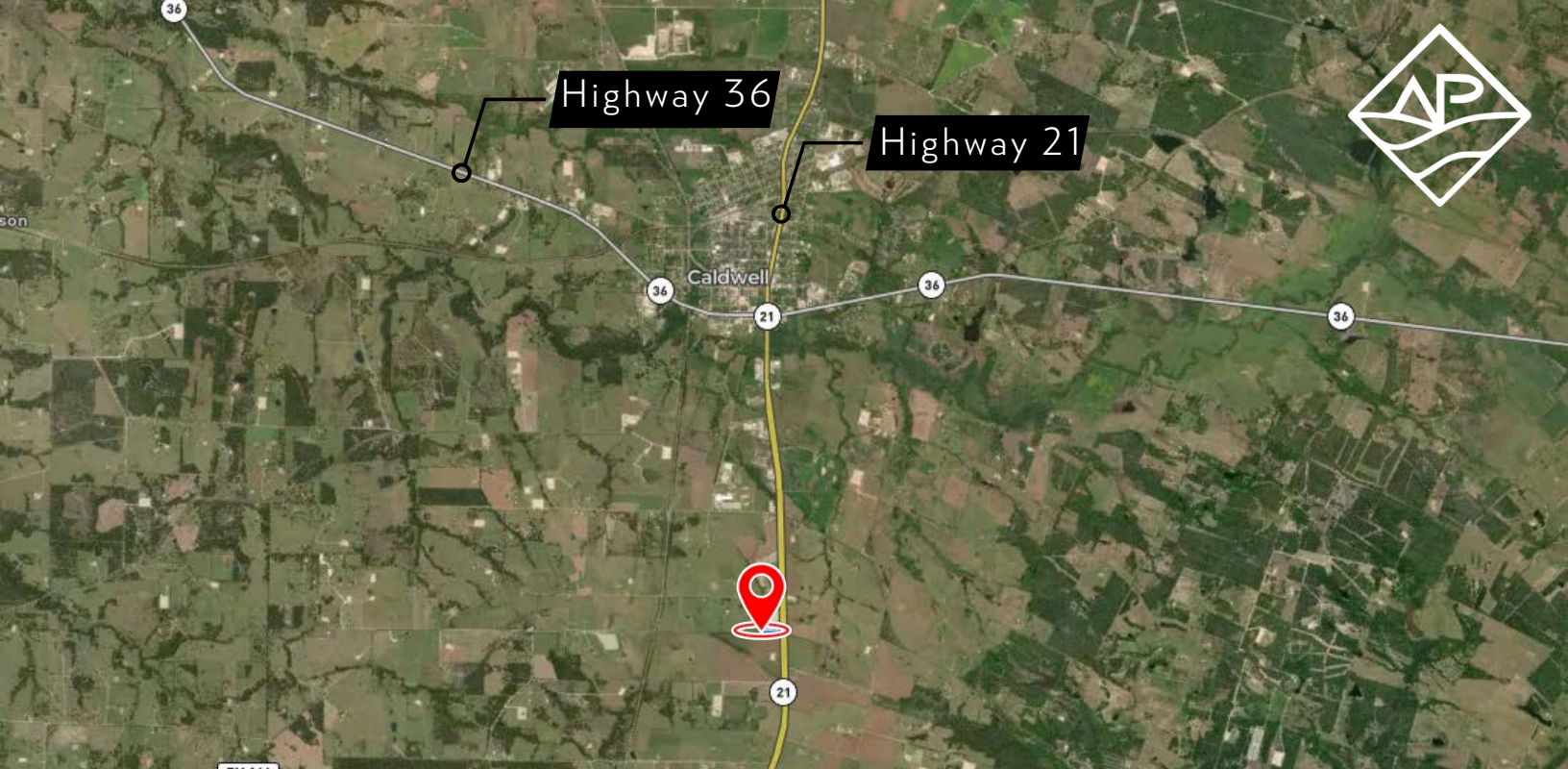
ArmstrongPropertiesTX.com



PRIME COMMERCIAL OPPORTUNITY

Multi-use Commercial, Industrial, and/or Storage Facility Opportunity located off State Hwy 21/Presidential Corridor that checks all the boxes! Made up of 9,440 total SqFt that includes an 800 SqFt Office area, 1,800 SqFt additional finished out area with meeting room and restrooms, and 6,840 SqFt of heated open warehouse space. The building was renovated in 2022 and has approximately 27% of office finish ratio. The building features red iron construction, insulated walls, electricity and HVAC. Five 14x14' overhead doors, 16' Eaves providing the option to divide out space for multiple users if desired. The open warehouse space is foam insulated and heated with 16' exterior walls. This property offers great potential with many opportunities to make it an ideal investment or home to a growing business. Located in Caldwell, TX - the county seat of Burleson County - and just 2.5 miles from the major intersection of HWY 21/HWY 36. No zoning, located outside city limits. Utilities include Water Well with Aerobic Septic. 3 Phase Power and Fiber Internet Available off of HWY 21. The property is currently owner occupied by HIVE Batting Cages - business is not closing, nor for sale. Only buildings and property are for sale.





Location Overview

- Direct Highway Frontage on State HWY 21/Presidential Corridor connecting a large portion of Central Texas.
- Less than 2 miles from a major intersection (HWY 21 / HWY 36) with a recorded 33,566 Average Annual Daily Drivers.
- Located in Caldwell, TX - 30 miles from Texas A&M University.



CLOSE PROXIMITY TO CALDWELL CITY LIMITS



DIRECT HIGHWAY FRONTAGE



33,566 AADT

HWY 36 / HWY 21 Intersection



4,373

POPULATION



\$81,004

2023 AVERAGE HOUSEHOLD



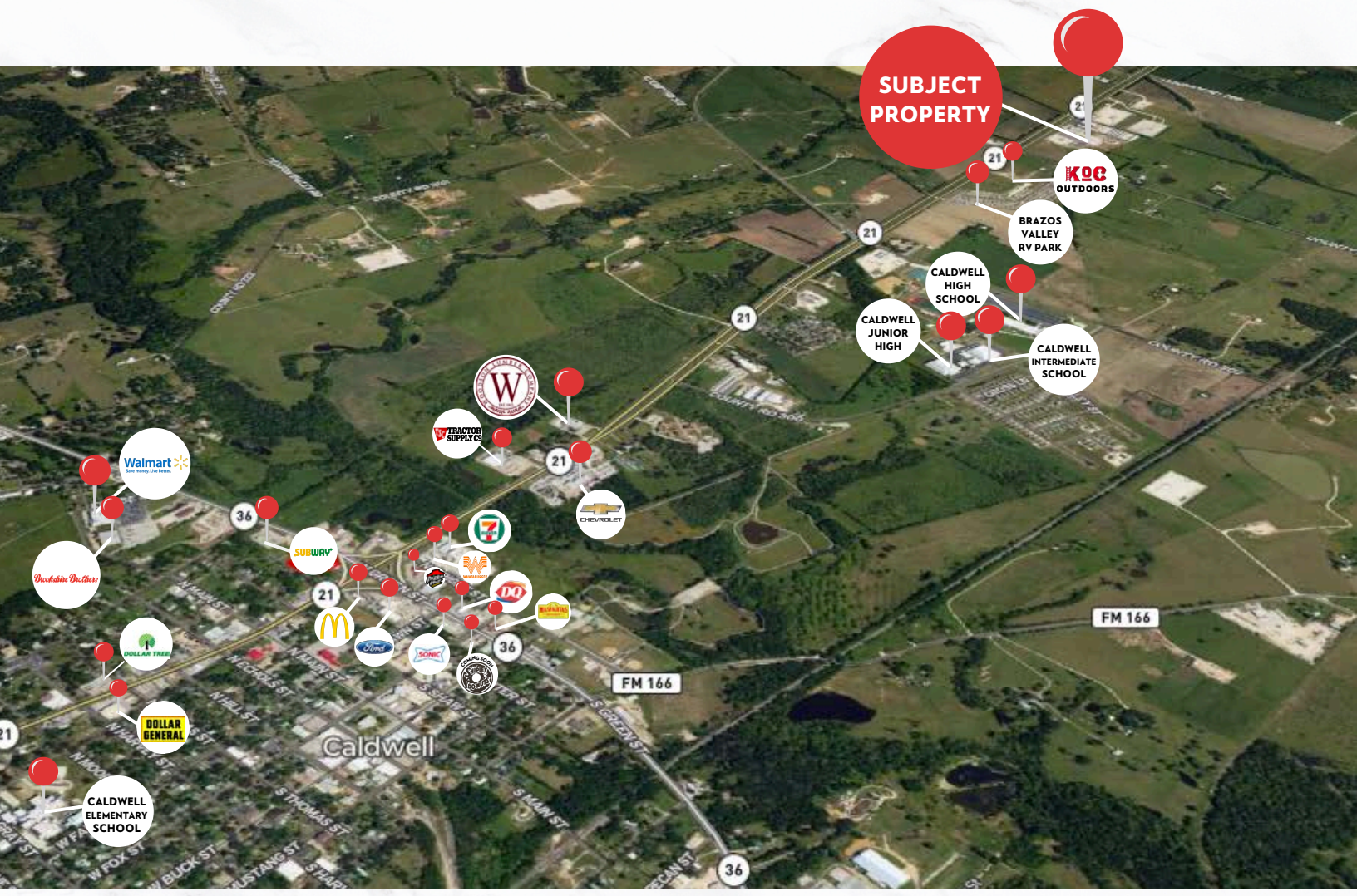
1,685

TOTAL HOUSING UNITS



H
THE HIVE
THE FIELDHOUSE

Area Business Overview



State Overview



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER

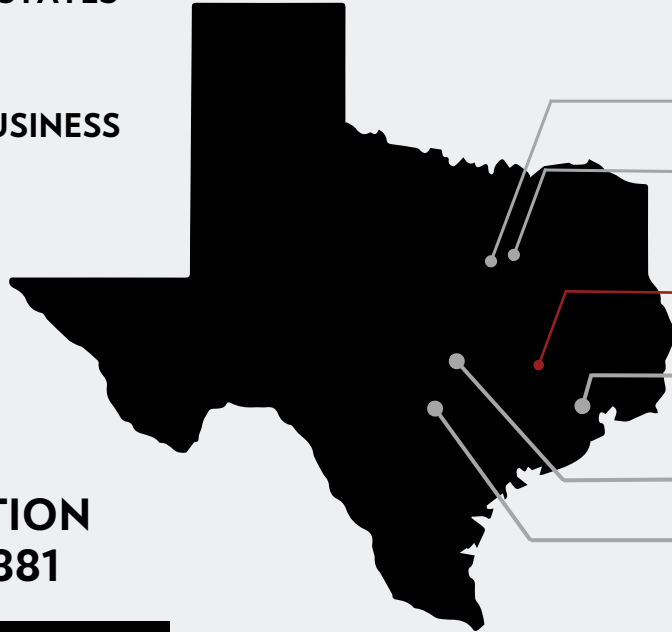


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



FORT WORTH
TOP CITY FOR SALES GROWTH IN 2018

DALLAS
TOP MSA FOR POPULATION GROWTH
IN 2020

BRYAN/COLLEGE STATION
#1 BEST SMALL PLACES FOR BUSINESSES
IN TEXAS

HOUSTON
4TH LARGEST POPULATION IN THE U.S.

AUSTIN
NAMED BEST CITY TO START A BUSINESS IN 2020

SAN ANTONIO
2ND FASTEST GROWING CITY IN THE NATION



TOP STATE
FOR JOB GROWTH



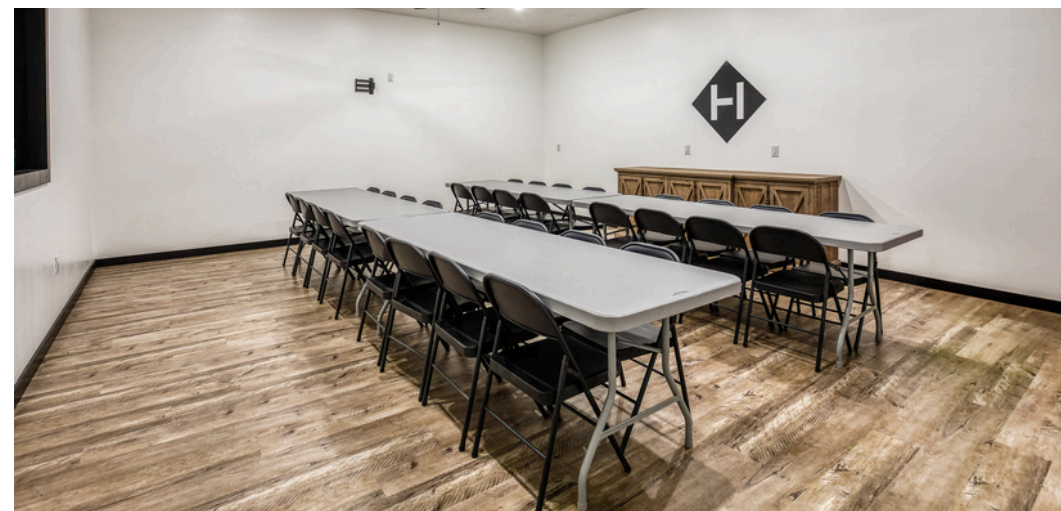
BEST STATE
FOR BUSINESS

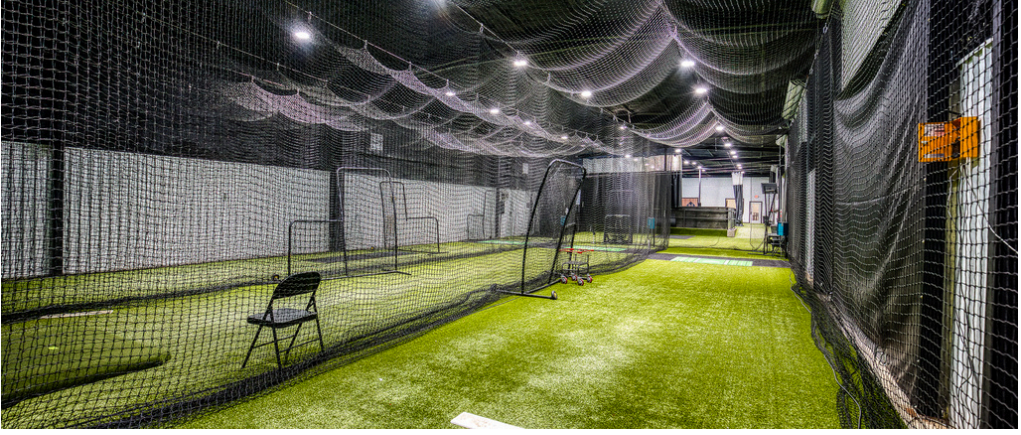


NO STATE
INCOME TAX



Views are approximate and for illustrative purposes only.







Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

<u>Armstrong Properties</u>	<u>604426</u>	<u>info@armstrongpropertiestx.com</u>	<u>(979)567-7653</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jessica Armstrong</u>	<u>574391</u>	<u>jessica@armstrongpropertiestx.com</u>	<u>(979)777-5396</u>
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

Regulated by the Texas Real Estate Commission

TXR-2501

ArmstrongCaperton & Co., 115 West Buck St Caldwell, TX 77836
Jessica Armstrong

Information available at www.trec.texas.gov

IABS 1-0 Date

Residential Listing

Phone: (979)777-5396 Fax: www.horff.com
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201



2762 State Highway 21 E
Caldwell, Texas 77836



Jessica Armstrong
Broker

979.777.4471

Jessica@ArmstrongPropertiesTX.com

ArmstrongPropertiesTX.com