



ARMSTRONG
PROPERTIES



OFFERING MEMORANDUM

185 N HWY 36
Caldwell, Texas 77836

ArmstrongPropertiesTX.com



PRIME COMMERCIAL OPPORTUNITY

Prime commercial opportunity in Caldwell, TX! This property presents a well-maintained +/- 5,180 SF commercial building on a +/- 1.57 acre lot.

The main access is conveniently situated off HWY 36 and a secondary access off a paved city street is behind the property. This space is suitable for a retail/office or light industrial business in a turn-key location, while having flexibility for customization.

The commercial building features two sections, a retail space and shop area. The main retail space features an expansive showroom, service counter, restrooms, kitchenette and 4 private office spaces. A service shop located in the back of the building is equipped with 12x12 roll-up doors, spray foam insulation, 220 outlet, LED commercial lighting, and plumbed for air. Safety features within the shop include an eye wash station, sink, and shower.

The property is set-up for internet, surround sound, and security video service. The oversized lot offers ample parking for displaying inventory, expansion, or accommodating customers.

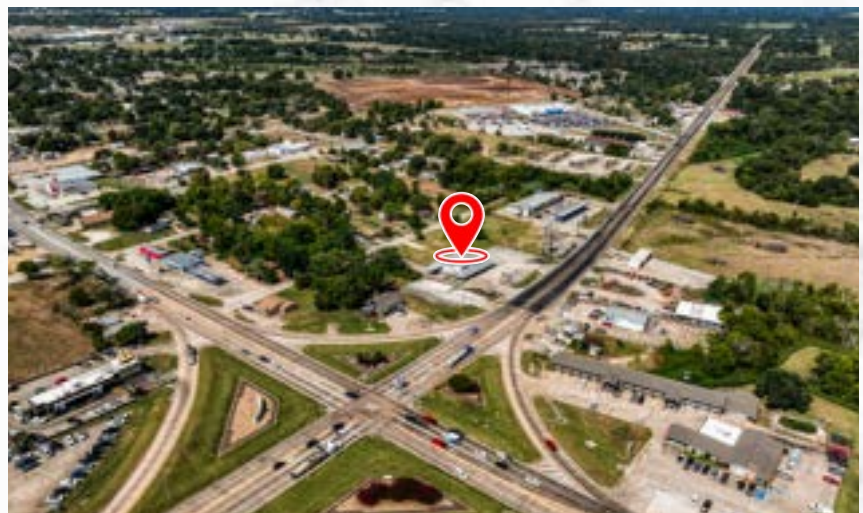
Utility services are provided by the City of Caldwell.





Location Overview

- Positioned in the path of growth near a major thoroughfare to Austin, College Station, Brenham, and Houston.
- Direct highway frontage on State HWY 36.
- Visibility from major intersection with a recorded 33,566 Average Annual Daily Drivers.
- Located in Caldwell, TX - 30 miles from Texas A&M University.



VISIBILITY FROM MAJOR INTERSECTION



33,566 AADT

HWY 36 / HWY 21 Intersection



4,373

POPULATION



\$81,004

2023 AVERAGE HOUSEHOLD



1,685

TOTAL HOUSING UNITS



DIRECT HIGHWAY FRONTAGE

Area Business Overview



State 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



TOP STATE
FOR JOB GROWTH

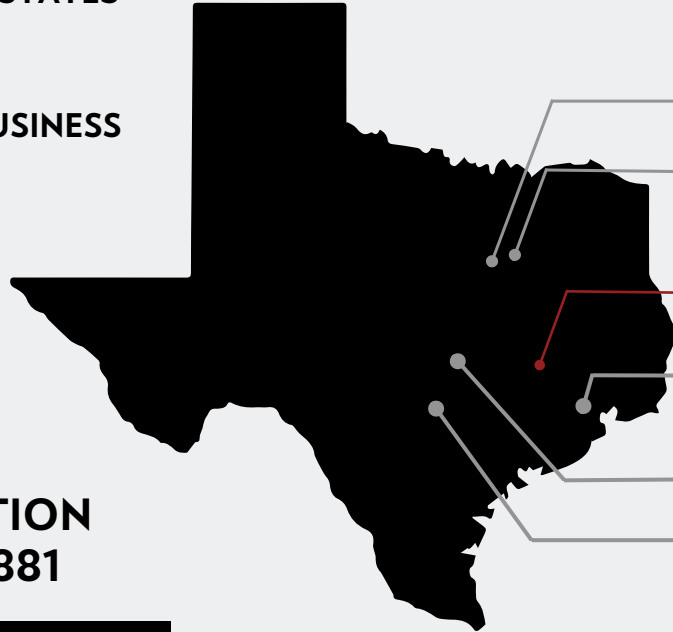


BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

TEXAS OVERVIEW



FORT WORTH
TOP CITY FOR SALES GROWTH IN 2018

DALLAS
TOP MSA FOR POPULATION GROWTH
IN 2020

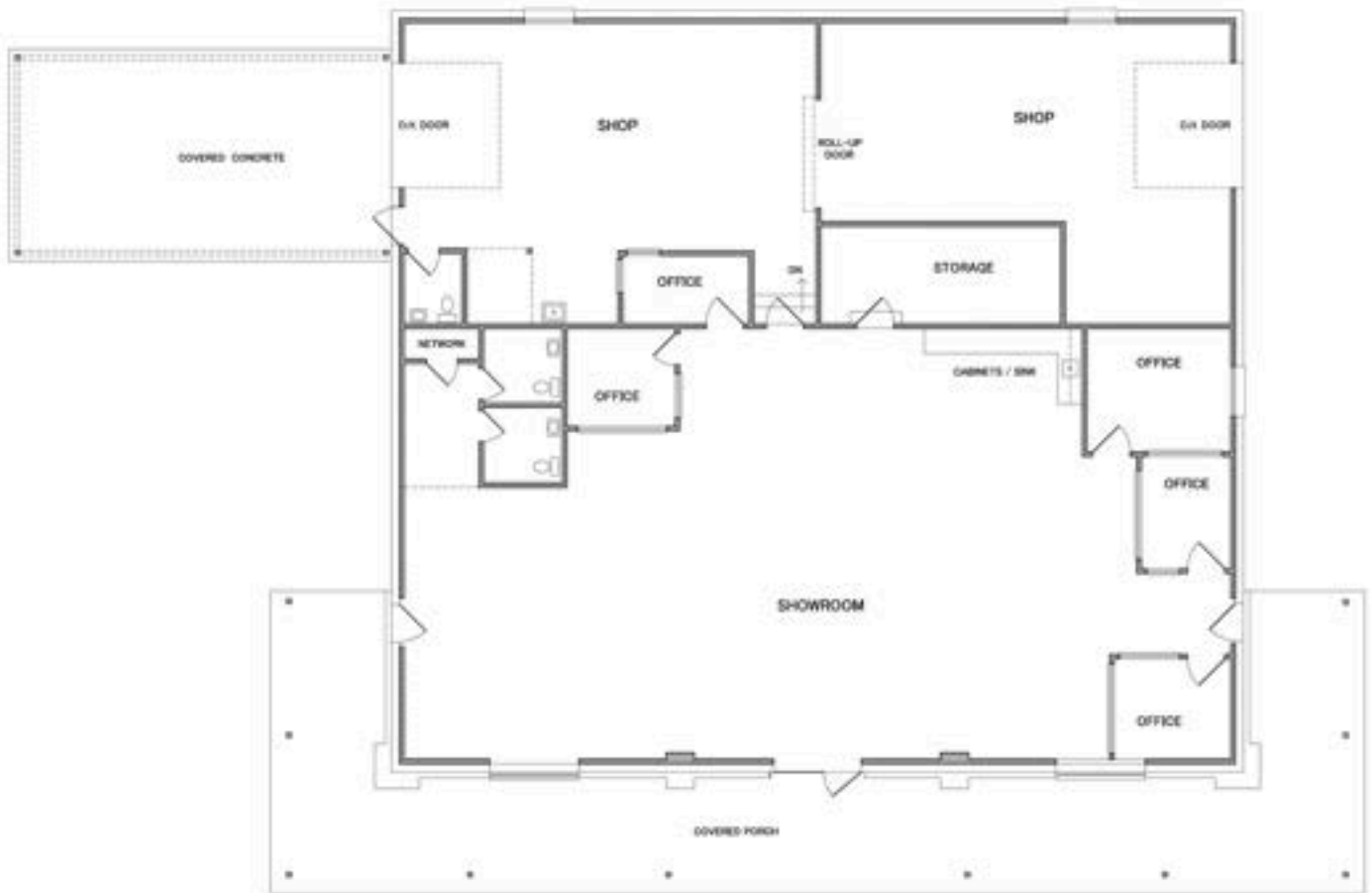
BRYAN/COLLEGE STATION
#1 BEST SMALL PLACES FOR BUSINESSES
IN TEXAS

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

Floor Plan



Dimensions are approximate. Buyer to verify floor plan dimensions and square footage.







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

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Jessica Armstrong

Information available at www.trec.texas.gov

IABS 1-0 Date

Residential Listing

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