



ARMSTRONG
PROPERTIES



OFFERING MEMORANDUM

310 State Highway 36 S
Caldwell, Texas 77836

ArmstrongPropertiesTX.com



FOR SALE: DRIVE-THRU RESTAURANT OPPORTUNITY

- Former Sonic Location with drive-in stalls
- Highly desirable location for Fast Food Site or Drive-thru restaurant, coffee shop, donut shop
- HWY 36 Road Frontage: 113ft
- Fox Street Frontage: 212.50ft
- (2) Entrances on HWY 36
- (1) Entrance off of Fox Street
- 52' x 22' Free-standing brick building
- +/- 0.62 Acre Lot
- Concrete Parking lot
- Neighboring Businesses Include: Sonic (New Build), Pawn Shop, Masfajitas Restaurant, Gas Station (In Construction)
- Other national brands nearby: Dairy Queen, Pizza Hut, Whataburger, 7/11 Gas Station, McDonald's, Subway.





VISIBILITY FROM MAJOR INTERSECTION

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 a major intersection with a recorded 33,566 Average Annual Daily Drivers.
- Located in Caldwell, TX - 30 miles from Texas A&M University.



SHORT DISTANCE TO THE INTERSECTION OF HWY 36 & FM 166



33,566 AADT
HWY 36 / HWY 21 Intersection



4,373
POPULATION



\$81,004
2023 AVERAGE HOUSEHOLD



1,685
TOTAL HOUSING UNITS



DIRECT HIGHWAY FRONTAGE

State Overview



TEXAS — BY THE — NUMBERS

#1 U.S. EXPORTER
FOR 23 YEARS IN A ROW
IN 2024

**MORE THAN
15.7 MILLION**
**PEOPLE IN THE
CIVILIAN LABOR FORCE**



8 LARGEST ECONOMY 8TH IN THE WORLD*

*IF TEXAS WERE A NATION

26 COMMERCIAL AIRPORTS

23 SEA PORTS

22 INTERSTATE HIGHWAYS

35 FOREIGN TRADE ZONES

58 FREIGHT RAILROADS

367 MILES OF COASTLINE

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

TEXAS IS THE LEADING DESTINATION FOR CORPORATE RELOCATION & EXPANSION PROJECTS



TEXAS LEADS THE NATION IN JOB CREATION

3 YEARS IN A ROW

TEXAS IS HOME TO **3.3 MILLION**
SMALL BUSINESSES

AND HUNDREDS OF PUBLICLY TRADED FIRMS

TEXAS IS HOME TO **MORE THAN 50**

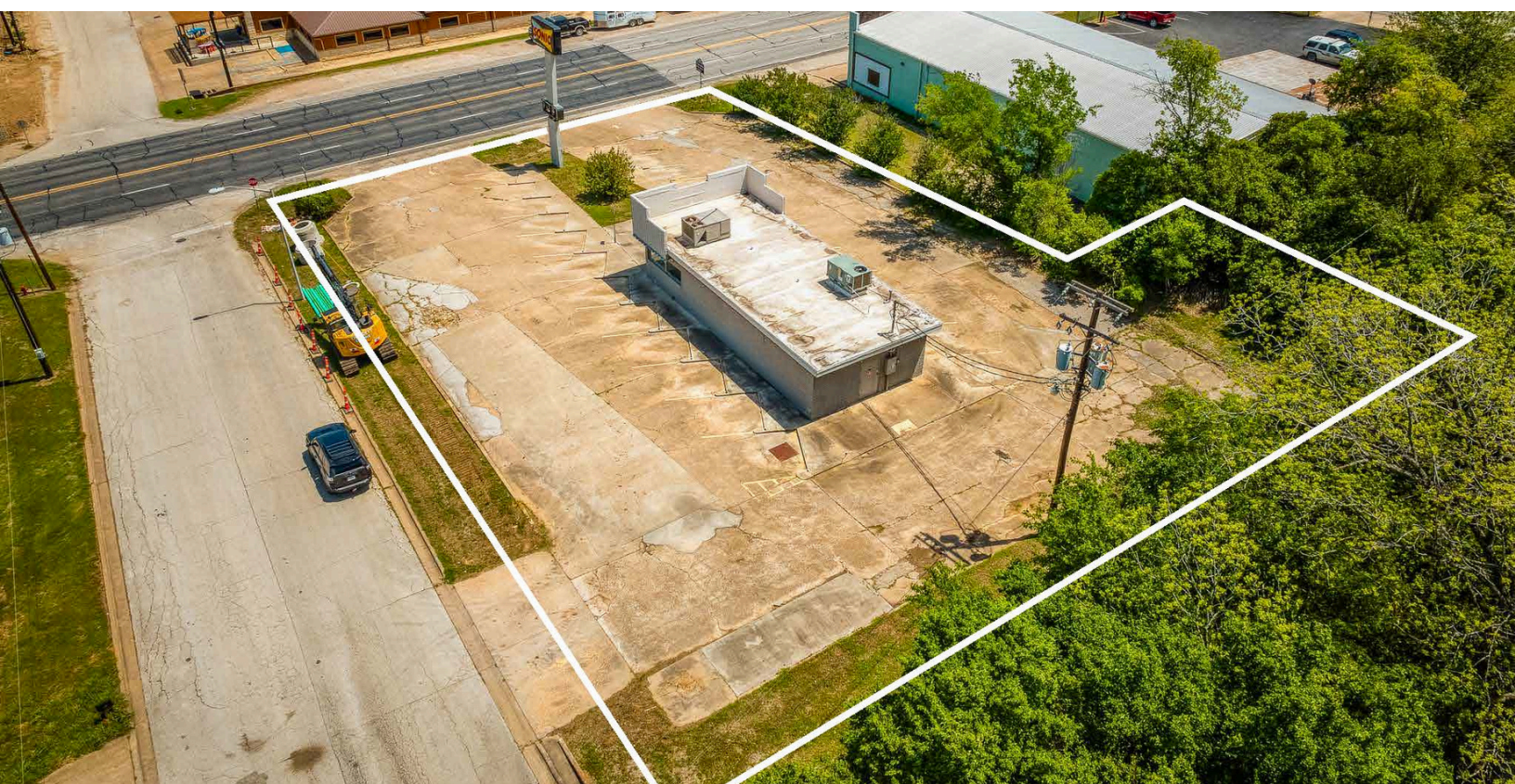
FORTUNE 500 COMPANY HQS

TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 12TH YEAR IN A ROW IN 2024



Texas Economic Development & Tourism Office | Office of the Governor
512.936.0100 | gov.texas.gov/business | @TexasEconDev

Revised: March 2025







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