

2905 Southwest Blvd.

located in the SUNSET CROSSING SHOPPING CENTER

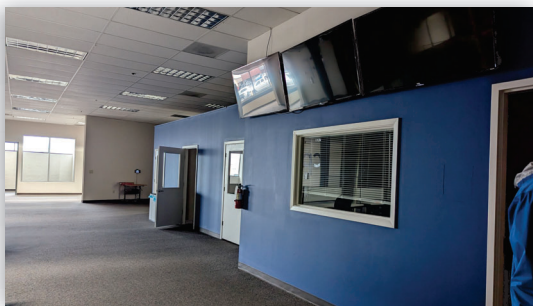
2905 Southwest Blvd., San Angelo, TX 76904

Available 4/1/25

64,702sf Corporate Office, or Big Box Retailer

Purchase price \$5,995,000

Adjoining 6.387acre parcel available for additional \$1,000,000



This 64,702 sf facility is currently occupied by TCP Software. Current lease rate is \$8.00 per sf annually. Prior tenants include Multichem and Verizon. All tenants did extensive renovations to the building prior to occupancy. The building could be divided into two units - 37,603sf and 25,788sf, making the building appropriate for many potential uses..

The facility is located in Sunset Crossing Shopping Center, a 217,000sf retail complex anchored by Hobby Lobby, Tractor Supply, and Boot Barn, all major national retailers with long term leases. There is ample parking, with a 6:1000 ratio plus an undeveloped 6 acre parcel behind the complex that could easily provide additional parking, should the need arise. Current NNN rate are incredibly low - approximately .23/sf per month.

Numerous restaurants and retailers are located within walking distance of the facility. The economics of the area, along with extremely reasonable lease rates, create a great opportunity for a "big box" retailer, mini storage facility or large scale office tenant.

Smiser Family Properties

Tel/fax 619/342-7207 Email help@smiser.net Web www.smiser.net

San Angelo Contact:

Dub Z. Johnson 323.277.2013 email dzjohnson@sunndenlinkmail.com

EXHIBIT A

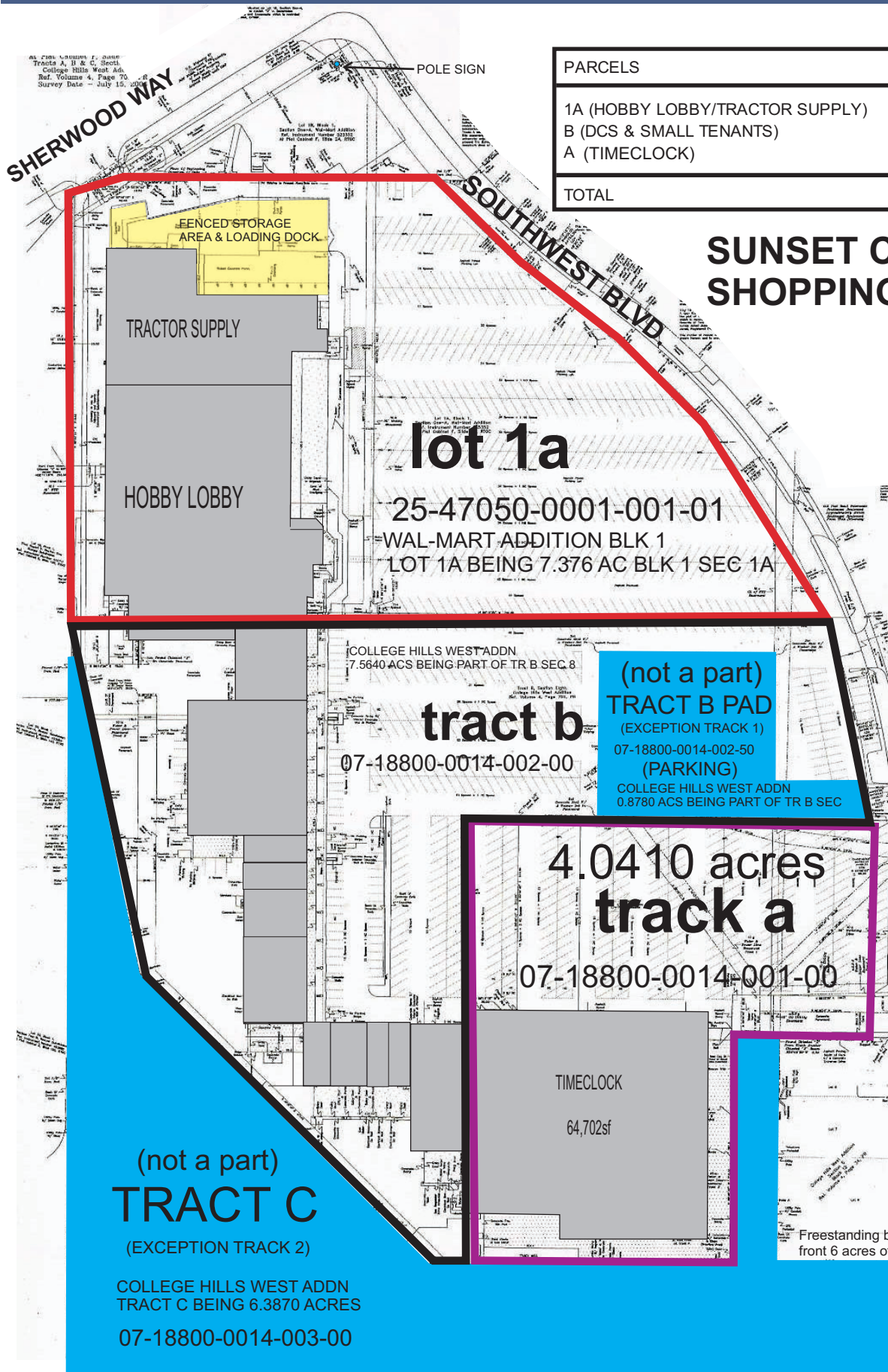
Sunset Crossing SITE PLAN



6.387 acres undeveloped parcel behind center

Freestanding building front 6 acres of undeveloped land

3301
1961 sf



PARCELS	SF	ACREAGE
1A (HOBBY LOBBY/TRACTOR SUPPLY)	89026	7.376
B (DCS & SMALL TENANTS)	61616	7.564
A (TIMECLOCK)	64702	4.041
TOTAL	215344	18.981

SUNSET CROSSING SHOPPING CENTER

LOT 1A PARKING
 Required - 335 spaces
 Available - 430 spaces

TRACK B PARKING
 Required - 277 spaces
 Available - 342 spaces

TRACK A PARKING
 Required - 214 spaces
 Available - 218 spaces

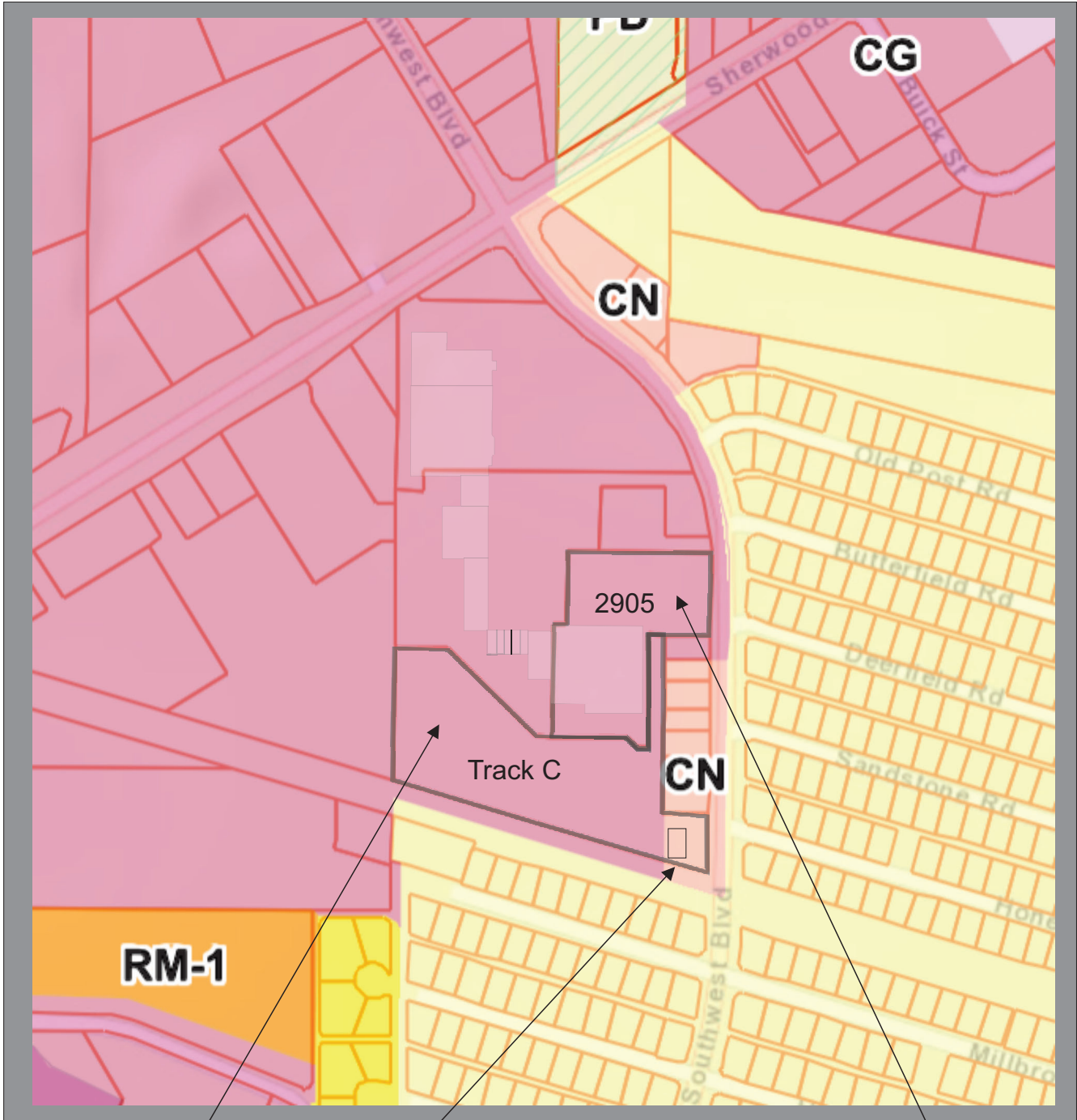
lot 1a
 25-47050-0001-001-01
 WAL-MART ADDITION BLK 1
 LOT 1A BEING 7.376 AC BLK 1 SEC 1A

tract b
 COLLEGE HILLS WEST ADDN
 7.5640 ACS BEING PART OF TR B SEC. 8
 07-18800-0014-002-00
 (not a part)
TRACT B PAD
 (EXCEPTION TRACK 1)
 07-18800-0014-002-50
 (PARKING)
 COLLEGE HILLS WEST ADDN
 0.8780 ACS BEING PART OF TR B SEC

4.0410 acres
track a
 07-18800-0014-001-00
 TIMECLOCK
 64,702sf

(not a part)
TRACT C
 (EXCEPTION TRACK 2)
 COLLEGE HILLS WEST ADDN
 TRACT C BEING 6.3870 ACRES
 07-18800-0014-003-00

Freestanding building
 front 6 acres of



.377 acres exception track 2 zoned CN

6.387 undeveloped parcel. currently CG Zoning

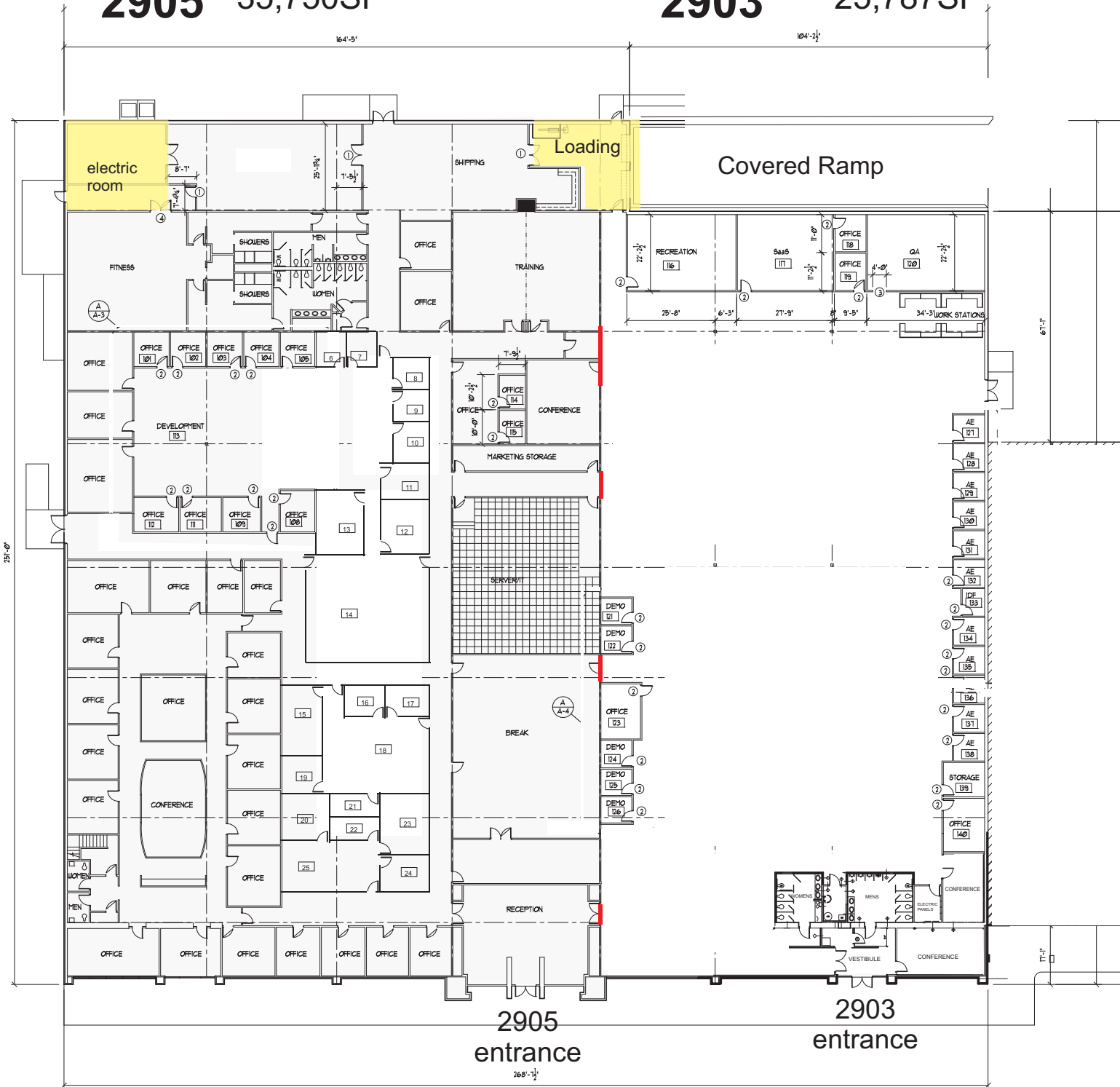
2905 Southwest Blvd. currently CG Zoning

2905 Southwest Blvd. Total Building - 64,702sf

Floorplan

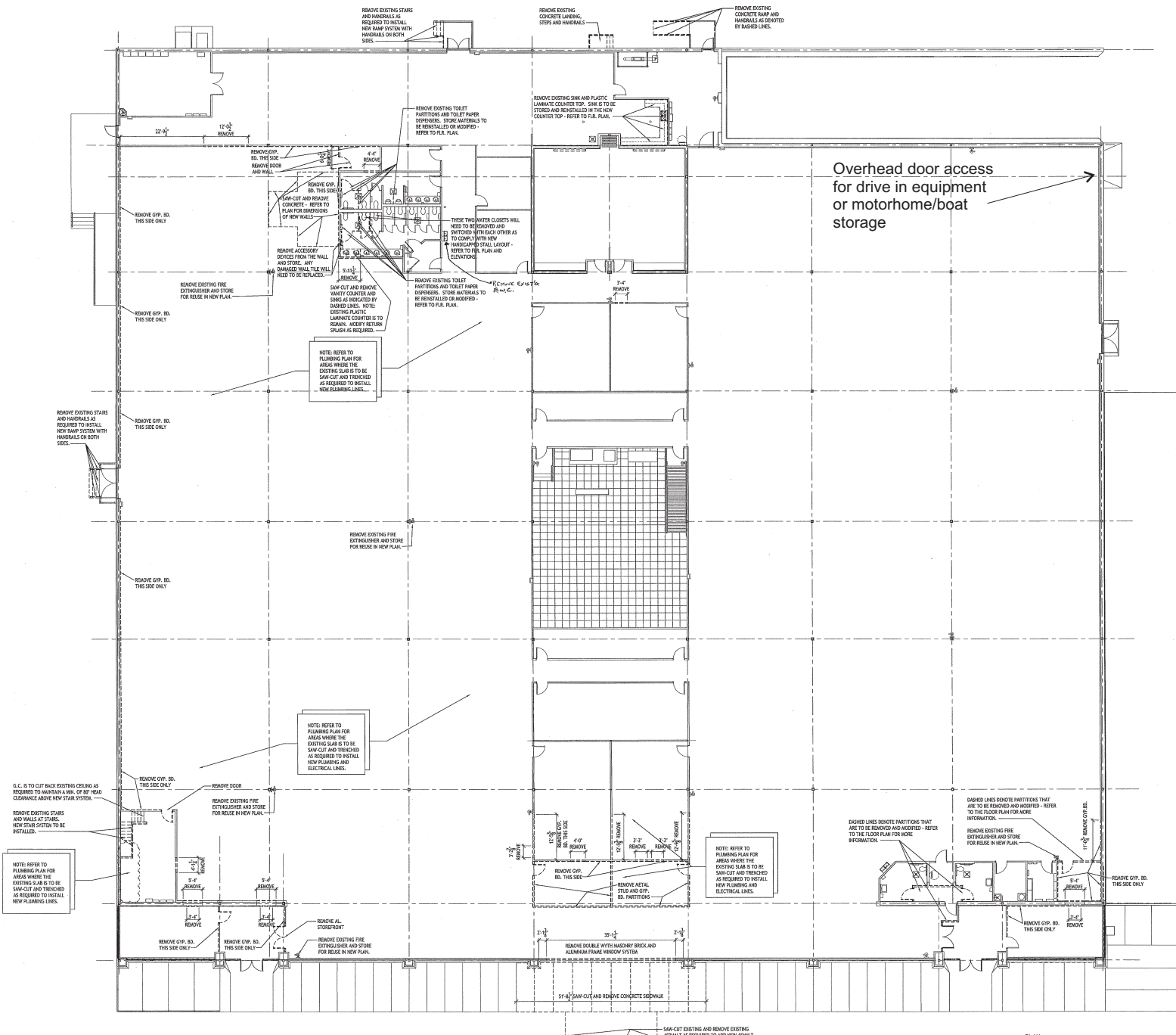
2905 35,750SF

2903 25,787SF



2905 Southwest Blvd. Total Building - 64,702sf

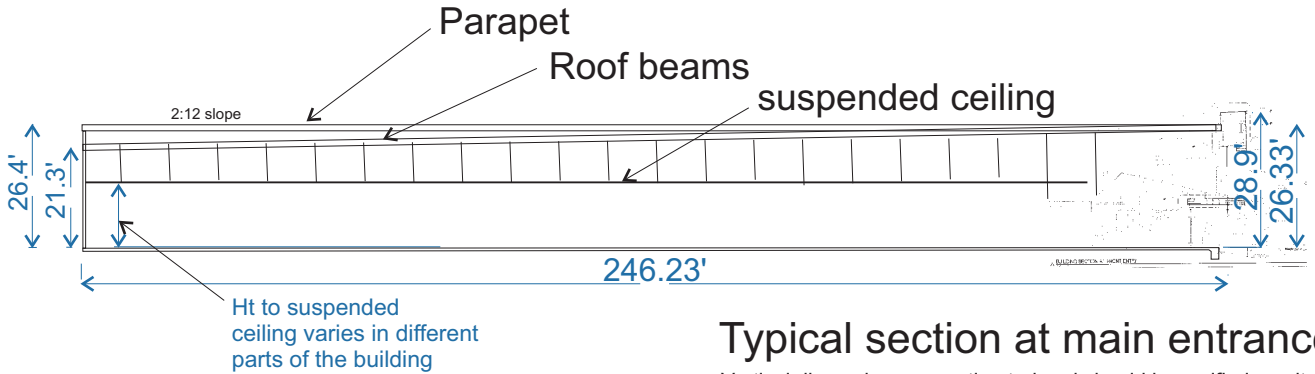
Floorplan 2005



Previous floorplan prior to Multichem Renovation, which was prior to Timeclock renovation.

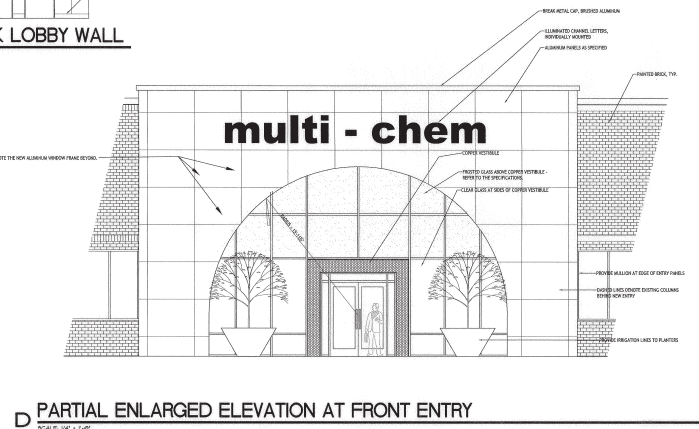
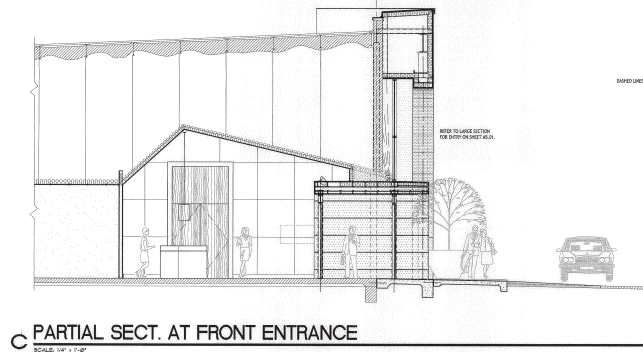
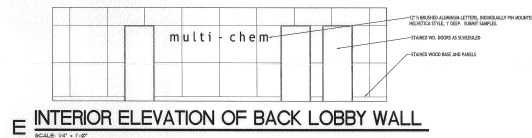
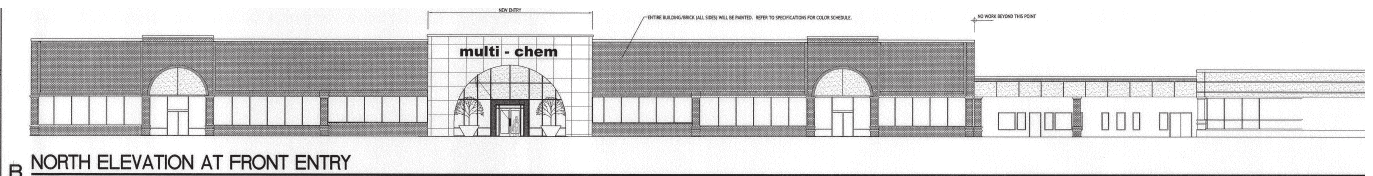
2905 Southwest Blvd. Total Building - 64,702sf

Section & Elevations



Typical section at main entrance

Vertical dimensions are estimated and should be verified on site.



2905 Southwest Blvd.**Total Building - 64,702sf**

Major Repairs & Maintenance

General Site Maintenance Notes:

Roof was replaced in 2020 with Duro-Last PVC roof system installed over 1/2 rigid insulation. Contractor was Harrison Roofing. (\$2,321,635)

Parking lot was patched, sealed and restriped in 2024 (\$74,092)

Monument sign was replaced in 2022. (\$23,490)

Repairs specific to 2905 building:

2024 cast iron waste line replaced (\$63000)

(Building was leased NNN, so the tenant took care of most repairs unless it was Landlord's responsibility.)

Neighboring Commercial Businesses

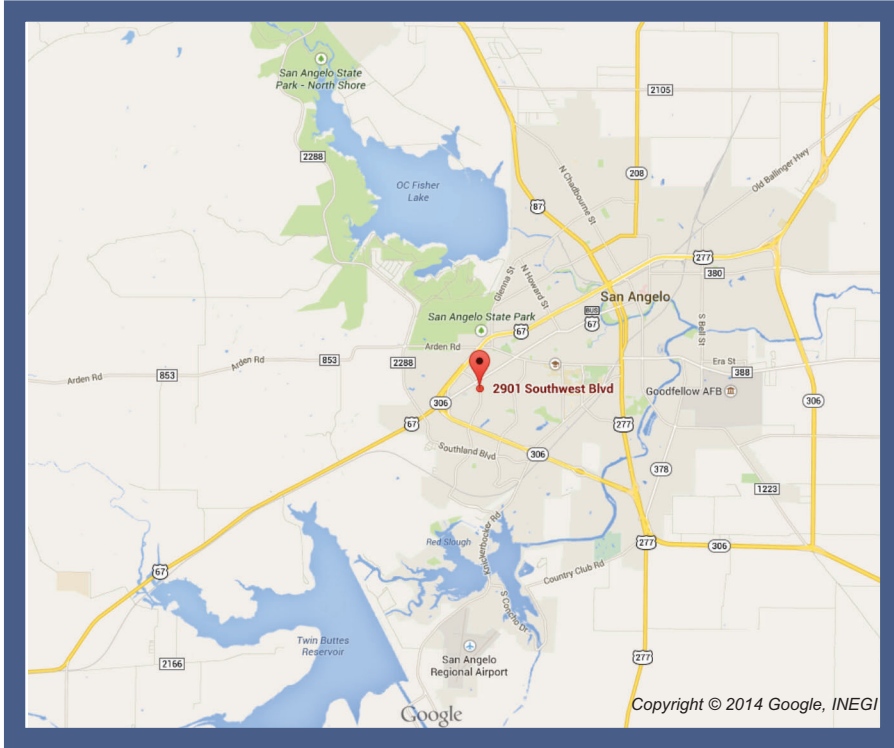


Site Location
2905 Southwest Blvd.
located in the
SUNSET CROSSING SHOPPING CENTER



Sunset Crossing

S H O P P I N G C E N T E R
2701 - 3301 SOUTHWEST BLVD. SAN ANGELO, TEXAS



San Angelo,
Texas
vicinity map

Texas



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Sunset Crossing

S H O P P I N G C E N T E R
2701 - 3301 SOUTHWEST BLVD. SAN ANGELO, TEXAS



SAN ANGELO ECONOMY

The City of San Angelo is centrally located in West Central Texas between the Texas hill country to the southeast and the rolling plains to the northwest. With an altitude of 1,900 feet, the city boasts a very comfortable climate, with temperatures typically ranging from 35-60 in the winter and 70-95 in the summer months. The median household income in San Angelo is \$38,777 and the median home price in 2012 was \$102,900. Often referred to as the "best kept secret in Texas", San Angelo offers a small town quality of life with the cultural and economic opportunities of larger cities. The city has two colleges, two hospitals, a military base and a regional airport with direct air service to Dallas and Houston. The economics and quality of life have also made San Angelo a popular retirement community. As the largest city in a 50 mile radius, San Angelo is also the major economic and cultural center for much of the West Texas hill country.

San Angelo has consistently been ranked by many publications and rankings as one of the best small cities for business and employment. In 2013, it ranked fourth in the nation in Forbes Magazine's "Best Cities For Jobs" rankings. In 2010 Kiplinger's Personal Finance named San Angelo as one of the "Best Cities of the Next Decade". In 2009, CNN Money ranked San Angelo as one of the best cities to launch a small business.

San Angelo has a very diverse economy for a city of its size.

1. Although most oil fields lay to the west of San Angelo, many oil-field service companies are based in the city and employ a large number of local residents. The Cline Shale formation on the northeast side of Tom Green County has become a major stimulus for the San Angelo economy since exploration began in 2013.

2. The agricultural industry in San Angelo also remains strong. San Angelo's Producer's Livestock Auction is the nation's largest for sheep and lambs, and is among the top five in the nation for cattle auctions. Though most agricultural work is done outside the city, thousands of employees work in the cattle and lamb meat-processing industries, and many more work in agriculture supporting roles inside the city. Two agricultural research centers are located in San Angelo: the Angelo State University Management Instruction and Research Center and the Texas A&M Texas AgriLife Research and Extension Center at San Angelo.

3. The telecommunication industry is a strong employer in San Angelo, including Sitel, Verizon, Performant Recovery Inc. (Formerly DCS), and Blue Cross.

4. San Angelo serves as the regional medical center for West Central Texas. Shannon Medical Center and Community Medical Center employ over 3,000 in San Angelo, and provide services to a large region of West Central Texas.

(source is San Angelo Chamber of Commerce & Wikipedia)

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