



PROPERTY DESCRIPTION

- Major rural mall redevelopment – only two junior anchor spaces remaining
- Dunham's Sports has signed their first Texas lease here, projected to open Q2 2027
- Pad sites available – for sale, lease or build-to-suit
- Early/Brownwood is a regional retail hub with a trade area of over 100,000 people
- Brownwood is home to Howard Payne University with almost 1,100 students
- Nearest soft goods destination is Stephenville, TX over 50 miles away

TRAFFIC COUNTS

US-183	7,002 VPD ('25)
Early Blvd	19,322 VPD ('25)

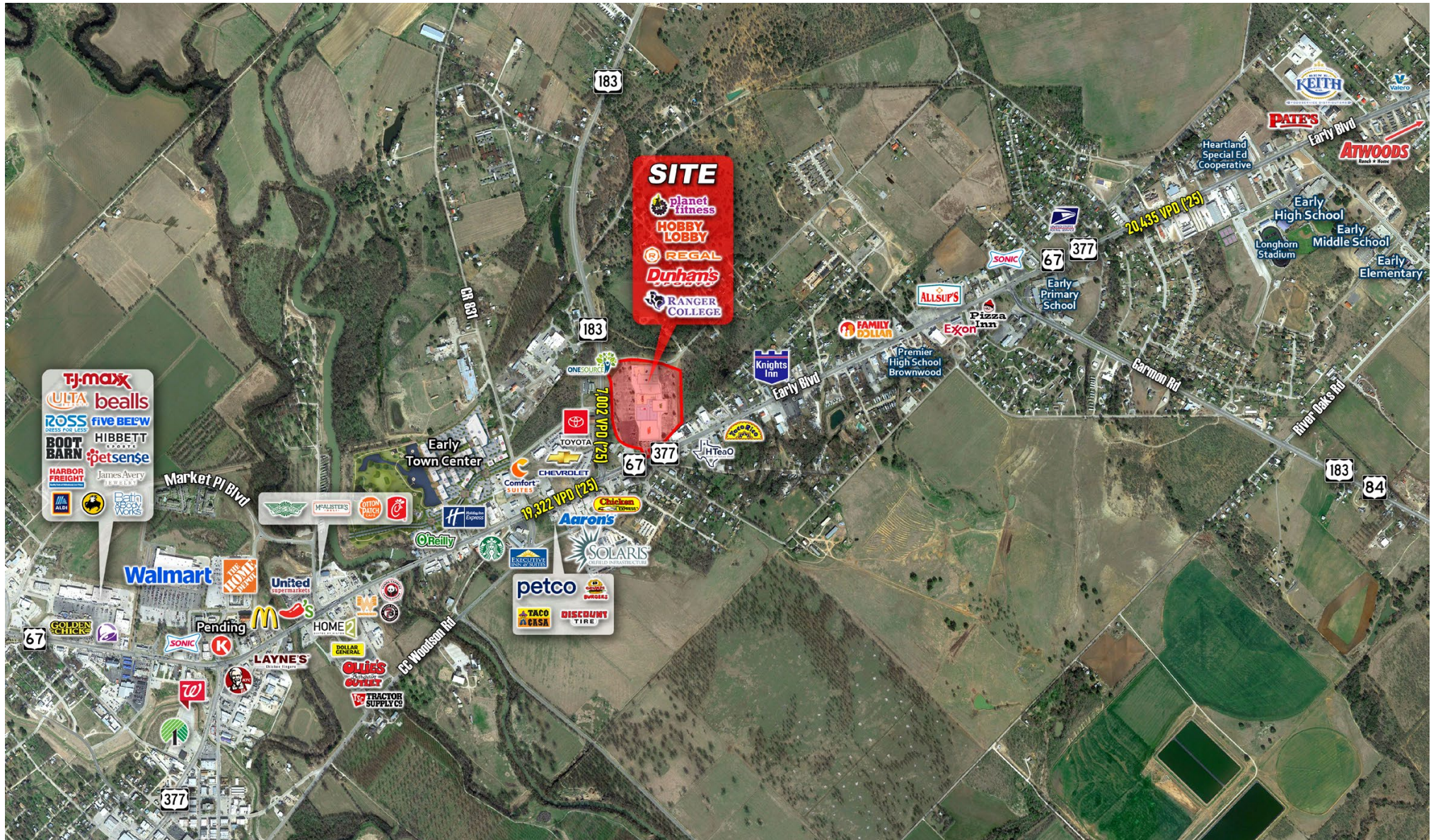
2026 DEMOGRAPHICS

RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	DAYTIME POPULATION	AVERAGE HH INCOME
5 Mile	23,777	9,871	26,827	\$80,740
10 Mile	30,483	12,576	33,432	\$83,488
15 Mile	36,842	15,360	37,706	\$85,081

TRAFFIC GENERATORS



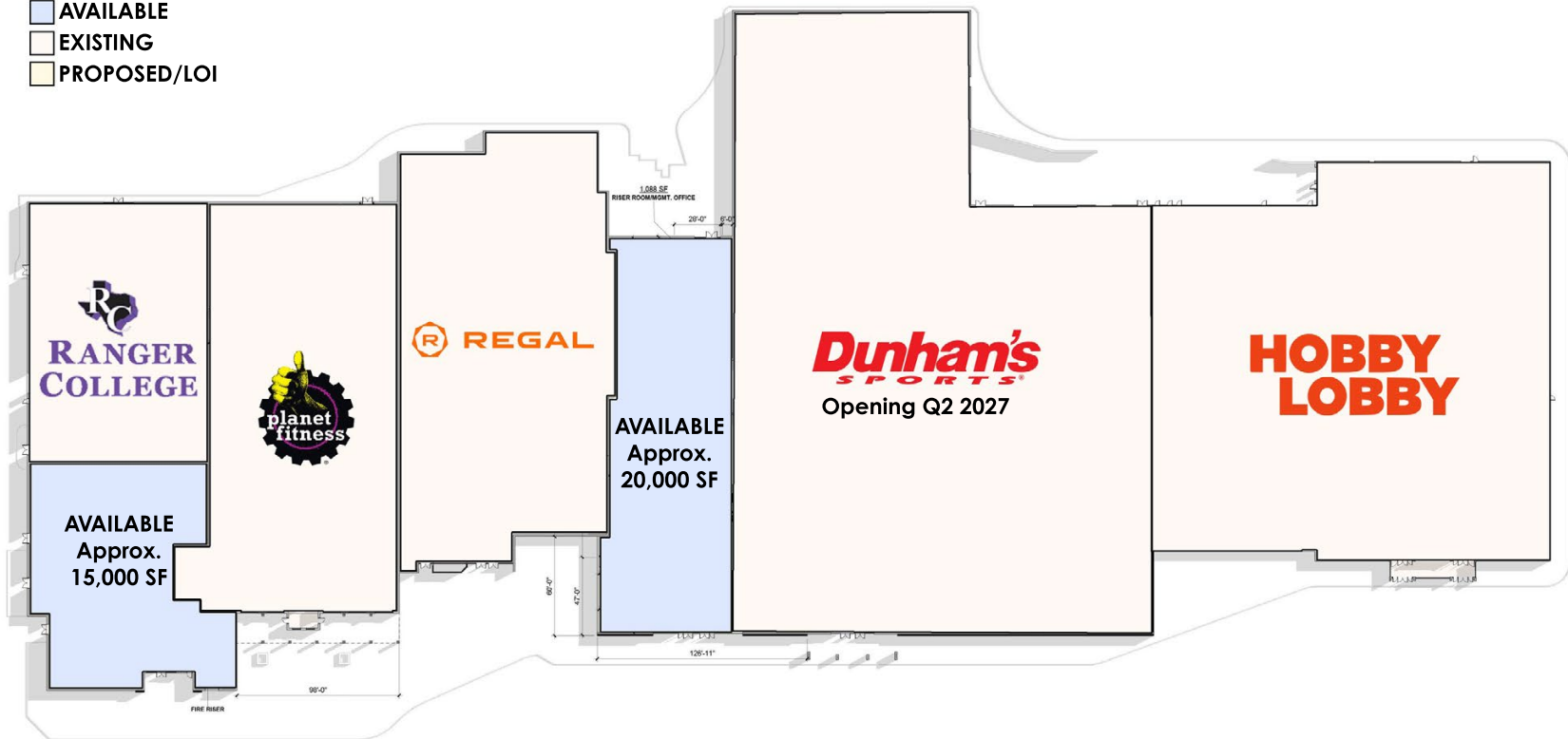
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LEGEND

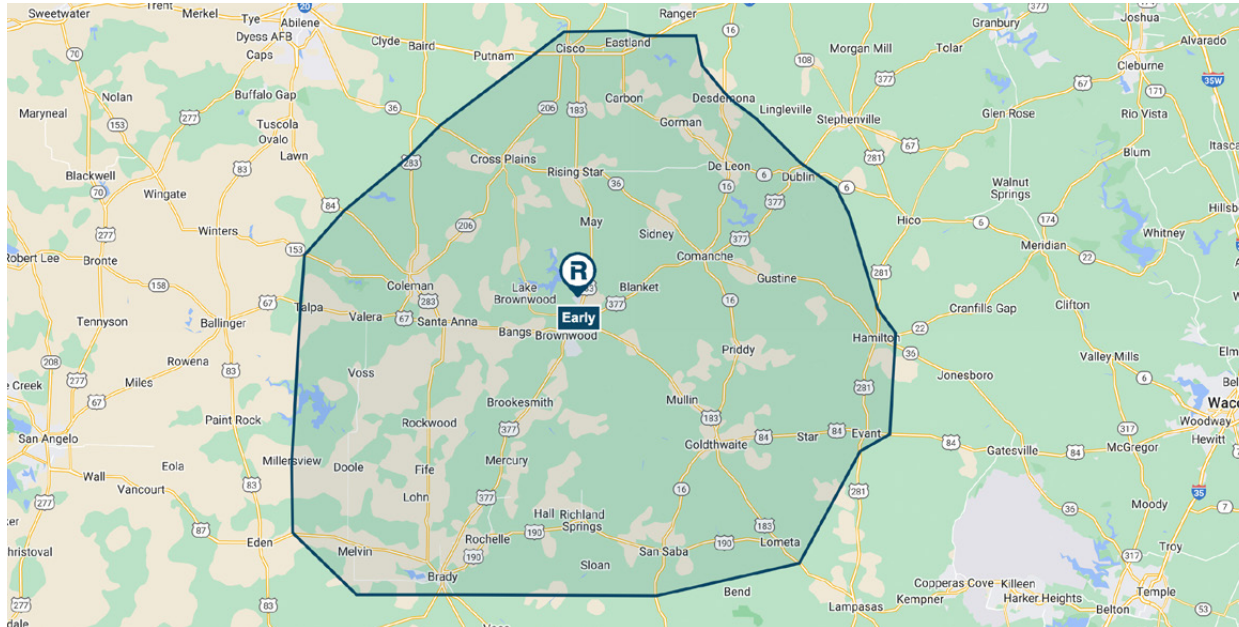
- AVAILABLE
- EXISTING
- PROPOSED/LOI



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New Retail Trade Area • Retail Market Profile

Early, Texas



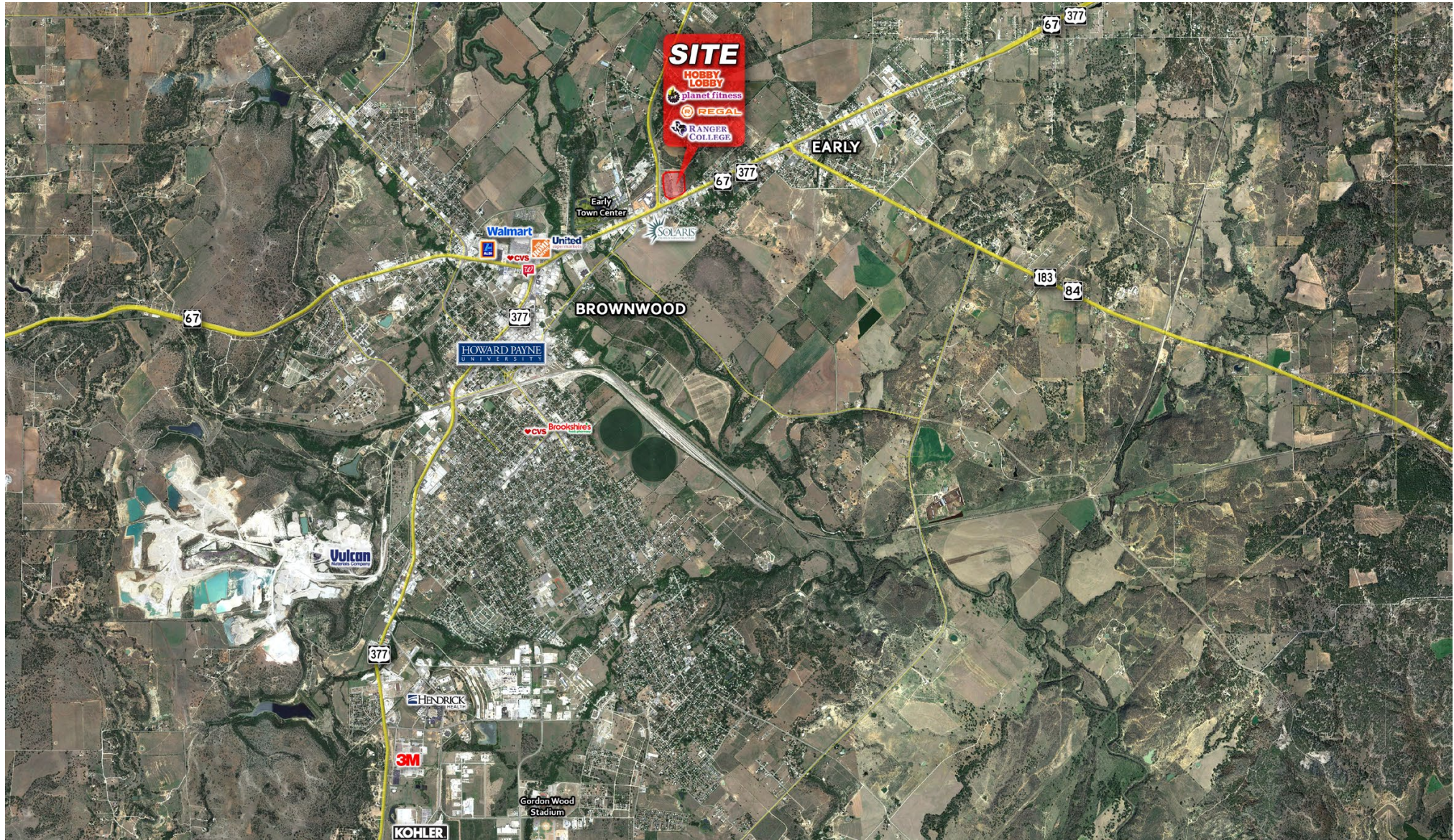
This Information provided by The Retail Coach

Population		Age	
2020	103,864	0 - 9 Years	10.45%
2024	105,353	10 - 17 Years	9.90%
2029	107,489	18 - 24 Years	9.09%
Educational Attainment (%)		25 - 34 Years	9.87%
		35 - 44 Years	10.44%
		45 - 54 Years	10.85%
		55 - 64 Years	13.29%
		65 and Older	26.11%
		Median Age	45.25
		Average Age	44.05
		Race Distribution (%)	
		Some High School, No Degree	8.45%
Less than 9th Grade	6.38%	Black/African American	2.19%
Income		American Indian/Alaskan	0.75%
		Asian	0.53%
		Native Hawaiian/Islander	0.05%
		Other Race	8.58%
Average HH	\$80,099	Two or More Races	10.87%
Median HH	\$56,758	Hispanic	24.14%
Per Capita	\$33,598		
The information contained herein was obtained from sources believed to be reliable, however, The Retail Coach, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions, prior sale or lease or withdrawn without notice.			

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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.

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.

Mesa Commercial Real Estate

9013440

N/A

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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