

RETAIL FOR SALE

357 W AUSTIN ST GIDDINGS, TX 78942



TRANSWORLD®
Commercial Real Estate



FOR SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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SECTION I

Property Summary



PROPERTY SUMMARY

Retail For Sale
357 W Austin St Giddings, TX 78942



Design Highlights

Property Type::	Retail
Zoning:	C-2
Land:	.092 AC
Available SQ FT:	1,800 SQ FT
Year Built:	1970
Docks:	1
Drive Ins:	None
Building Height:	12'
Parking Spaces:	4
Listing Price:	\$150,000

Property Overview

Built in 1970 and zoned C-2, the property allows for a broad range of commercial uses. The building features approximately 12' clear height, one dock-high loading position, and four on-site parking spaces, providing functional flexibility for retail, service, or light distribution users. The combination of usable improvements and excess land presents a compelling opportunity for owner-users or investors in a growing Central Texas market.

Location Overview

Located along W Austin Street, one of Giddings' primary commercial corridors, the property benefits from strong visibility and convenient access to the city's retail and civic core. The site is positioned just minutes from US Highway 290, providing regional connectivity between Austin, Houston, and surrounding Central Texas communities. Giddings serves as the county seat of Lee County, supporting steady local traffic from government offices, schools, and established residential neighborhoods, making the location well suited for neighborhood retail and service-oriented uses.

SECTION II

Photos



PROPERTY PHOTOS

Retail For Sale

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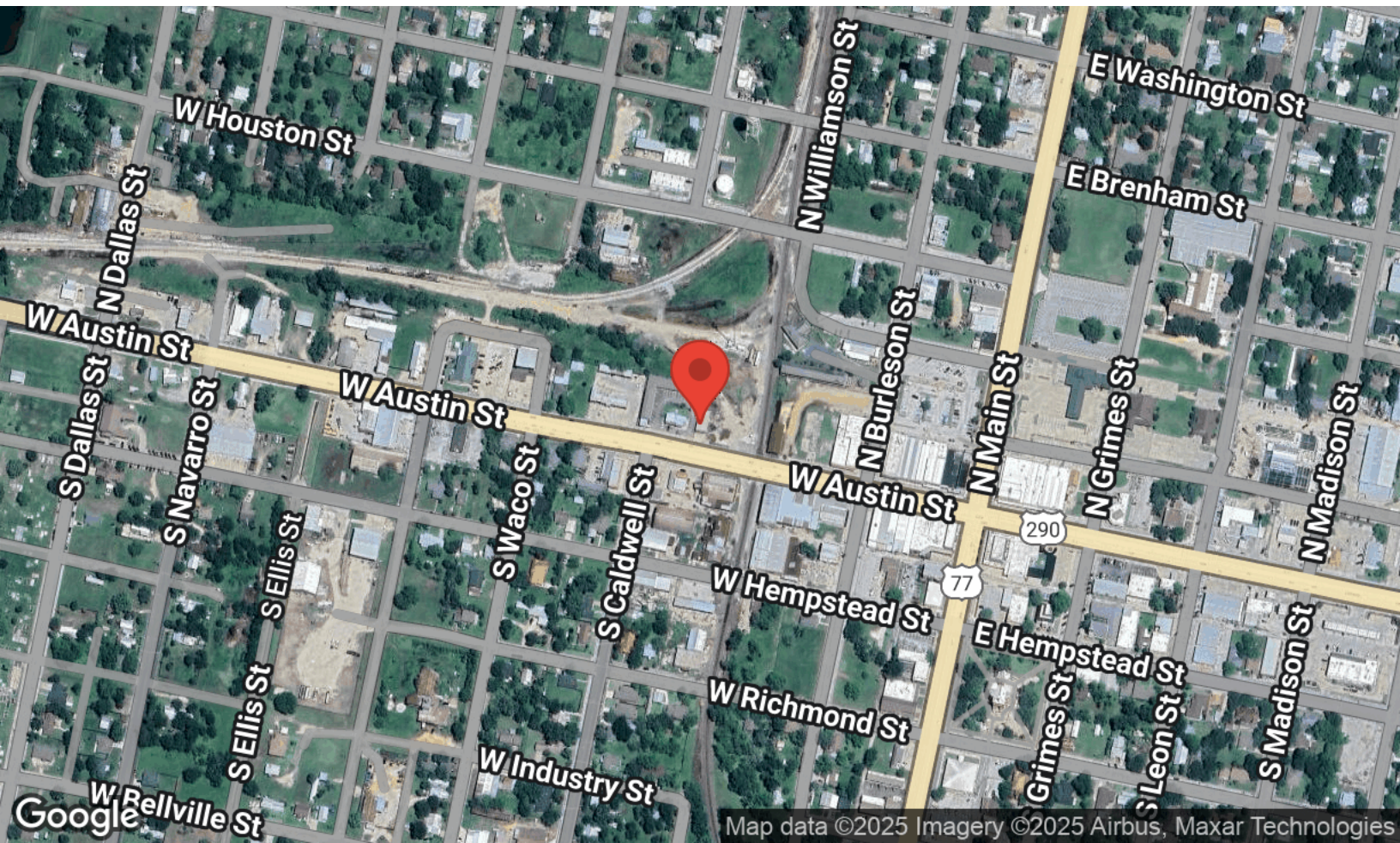
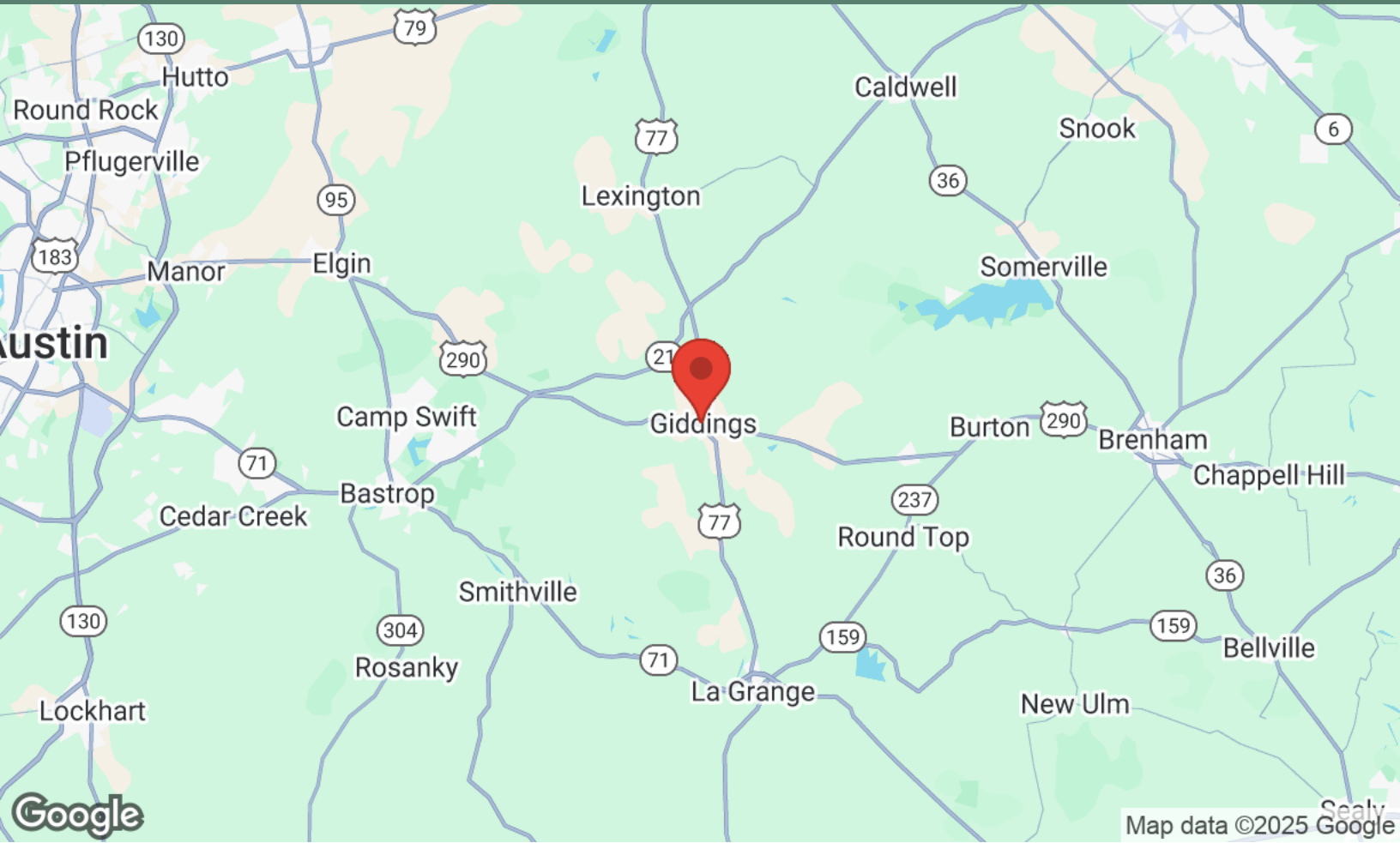
SECTION III

Maps / Demographics



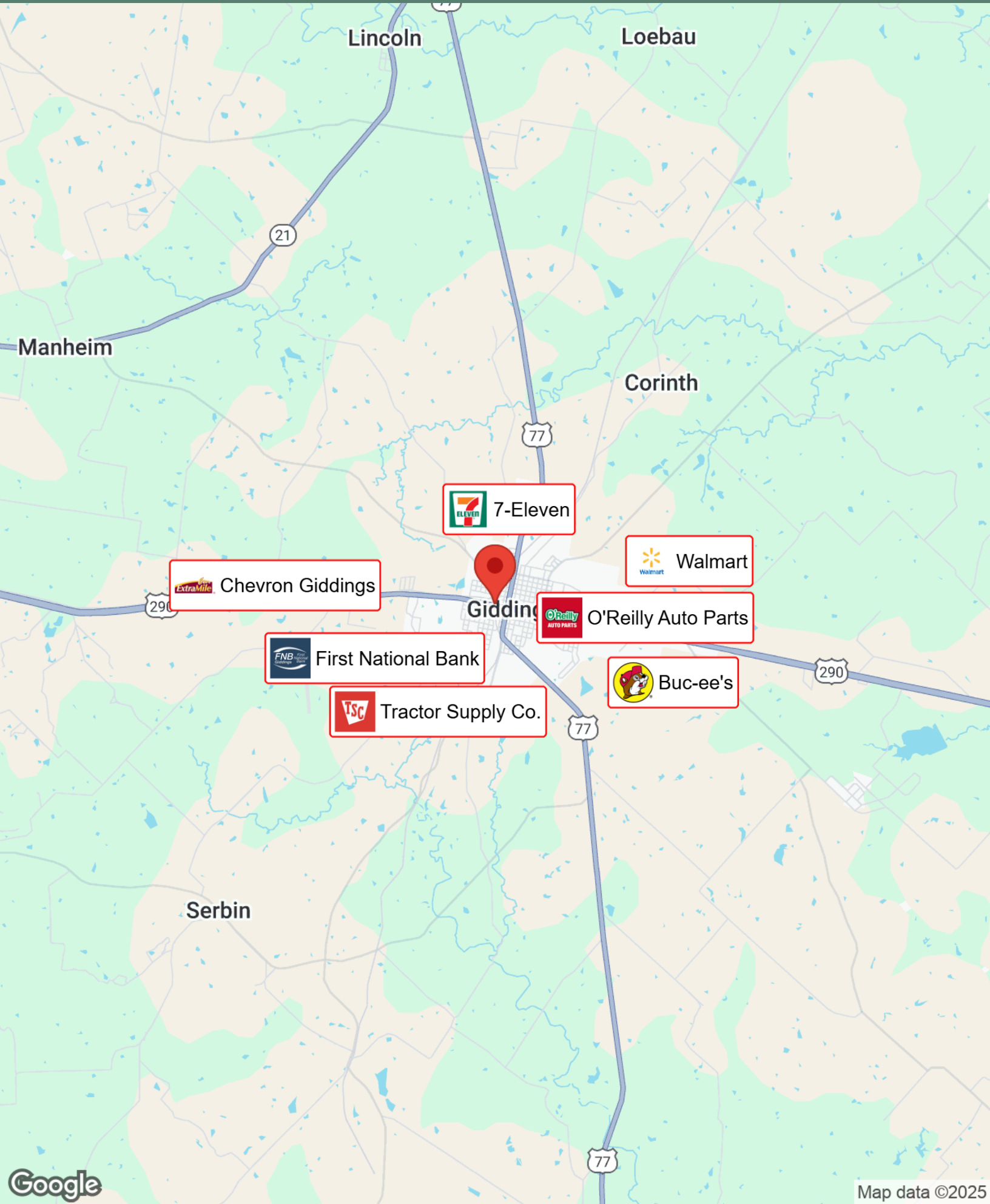
LOCATION MAPS

Retail For Sale
357 West Austin Street | Giddings, TX 78942



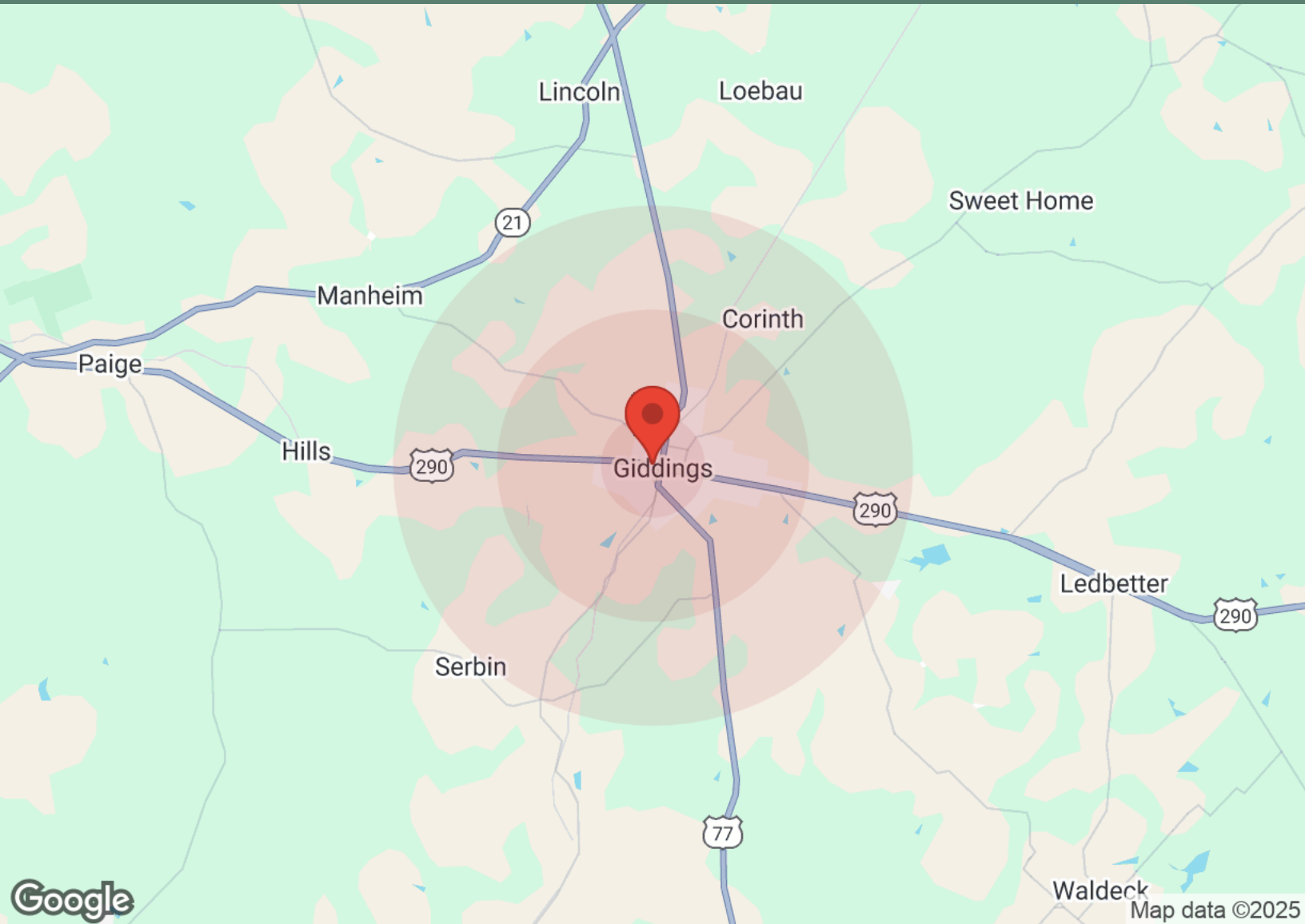
BUSINESS MAP

Retail For Sale
357 West Austin Street | Giddings, TX 78942



DEMOGRAPHICS

Retail For Sale
357 West Austin Street | Giddings, TX 78942



Population	1 Mile	3 Miles	5 Miles
Male	2,056	3,406	4,010
Female	1,896	3,114	3,703
Total Population	3,952	6,520	7,712

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	704	1,149	1,340
Ages 15-24	636	1,052	1,190
Ages 25-54	1,531	2,496	2,907
Ages 55-64	444	743	915
Ages 65+	637	1,082	1,360

Race	1 Mile	3 Miles	5 Miles
White	1,987	3,340	4,122
Black	449	728	791
Am In/AK Nat	8	12	13
Hawaiian	N/A	N/A	N/A
Hispanic	1,396	2,250	2,567
Asian	39	65	74
Multi-Racial	71	122	141
Other	2	4	4

Income	1 Mile	3 Miles	5 Miles
Median	\$54,936	\$56,715	\$57,474
< \$15,000	155	239	278
\$15,000-\$24,999	201	304	336
\$25,000-\$34,999	43	76	139
\$35,000-\$49,999	233	389	474
\$50,000-\$74,999	306	493	533
\$75,000-\$99,999	186	319	399
\$100,000-\$149,999	202	348	403
\$150,000-\$199,999	74	141	188
> \$200,000	10	37	82

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,555	2,597	3,147
Occupied	1,409	2,348	2,832
Owner Occupied	900	1,528	1,925
Renter Occupied	509	820	907
Vacant	146	249	315



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Aaron Barnes is a commercial real estate broker with Transworld Commercial Real Estate, specializing in investment sales and leasing for business owners and investors. He works closely with clients to evaluate opportunities, position assets for maximum value, and execute transactions with precision and discretion. Backed by the global Transworld network, Aaron combines local market expertise with national and international reach, providing clients access to qualified buyers, comprehensive market data, and a proven transaction process. His experience spans income-producing properties, owner-user real estate, and businesses with underlying real estate assets. Known for his strategic approach, clear communication, and commitment to results, Aaron helps clients navigate complex commercial real estate decisions with confidence—from valuation through closing.

