

PACKAGE OF BIG BOX RETAIL LOCATIONS

TWO FREESTANDING FORMER GROCERY LOCATIONS ACROSS TEXAS



Presido, TX



Fort Davis, TX

FOR SALE

OLDHAMGOODWIN.COM | 903.573.4165
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Oldham
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TABLE OF CONTENTS

504 Erma Avenue | Presidio, TX 79845

03 Investment Overview

04 Highlights

17 Market Overview

1600 N State Street | Fort Davis, TX 79734

08 Investment Overview

09 Highlights

12 Market Overview

18 Contact



OFFERING SUMMARY

OLDHAM GOODWIN and Stephen McBride Properties are pleased to present 504 Erma Avenue in Presidio, Texas, a 25,244 SF freestanding building and an entire city block in Presidio, Texas. The property is one of the largest retail buildings located in the city, and includes ample parking, excellent ingress and egress, and working gas pumps. Located in the center of Presidio, on Business Highway 67, the property has tremendous visibility and access, that would be beneficial to any business. Presidio, population 4,019 is located directly on the border, and neighbors, Ojinada, Mexico with a population of 28,040 people. Thus, making Presidio one of only six border crossings in far west Texas to Mexico.



SALES PRICE
\$1,550,000



PRICE/SF
\$61.40/SF



BUILDING SIZE
25,244 SF



LAND SIZE
1.188 AC



MAJOR TENANT CENTER

- One of the largest retail buildings in Presidio, Texas, and encompasses an entire city block
- Centrally located on Business Highway 67, and has tremendous visibility and access
- Large Box retail building with working gas pumps
- Presidio is one of six far west Texas border crossings into Mexico, and neighbors Ojinada, creating a total population of over 30,000 people



BUILDING SPECIFICATIONS

Building Area	25,244 SF
Year Built	1998, 2000, 2004
Foundation	Slab
Exterior Walls	Metal
Framing	Steel
Roof Cover	Metal
Utilities	All utilities to property
Parking	50 spaces

SITE SPECIFICATIONS

Size	1.188 AC
Legal Description	Lots 1-14, Block 18, Moore, Presidio, TX 79845
Access	Via multiple access points on Erma Avenue/Business North Highway 67, Cassell Street, and Alpine Street
Zoning	N/A
Frontage	~250' along Erma Avenue/Business North Highway 67, ~230' along Cassell Street, and ~210' along Alpine Street





SITE

Louvan Blvd

Bledsoe Blvd

Emca Ave

Bledsoe Blvd

O'Reilly St

O'Reilly St

Presidio
Elementary
School

DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION

3.2K

HOUSEHOLD INCOME

\$36.7K

CONSUMER SPENDING

\$22.5M

3 MILE

ESTIMATED POPULATION

4.1K

HOUSEHOLD INCOME

\$36.8K

CONSUMER SPENDING

\$29.2M

5 MILE

ESTIMATED POPULATION

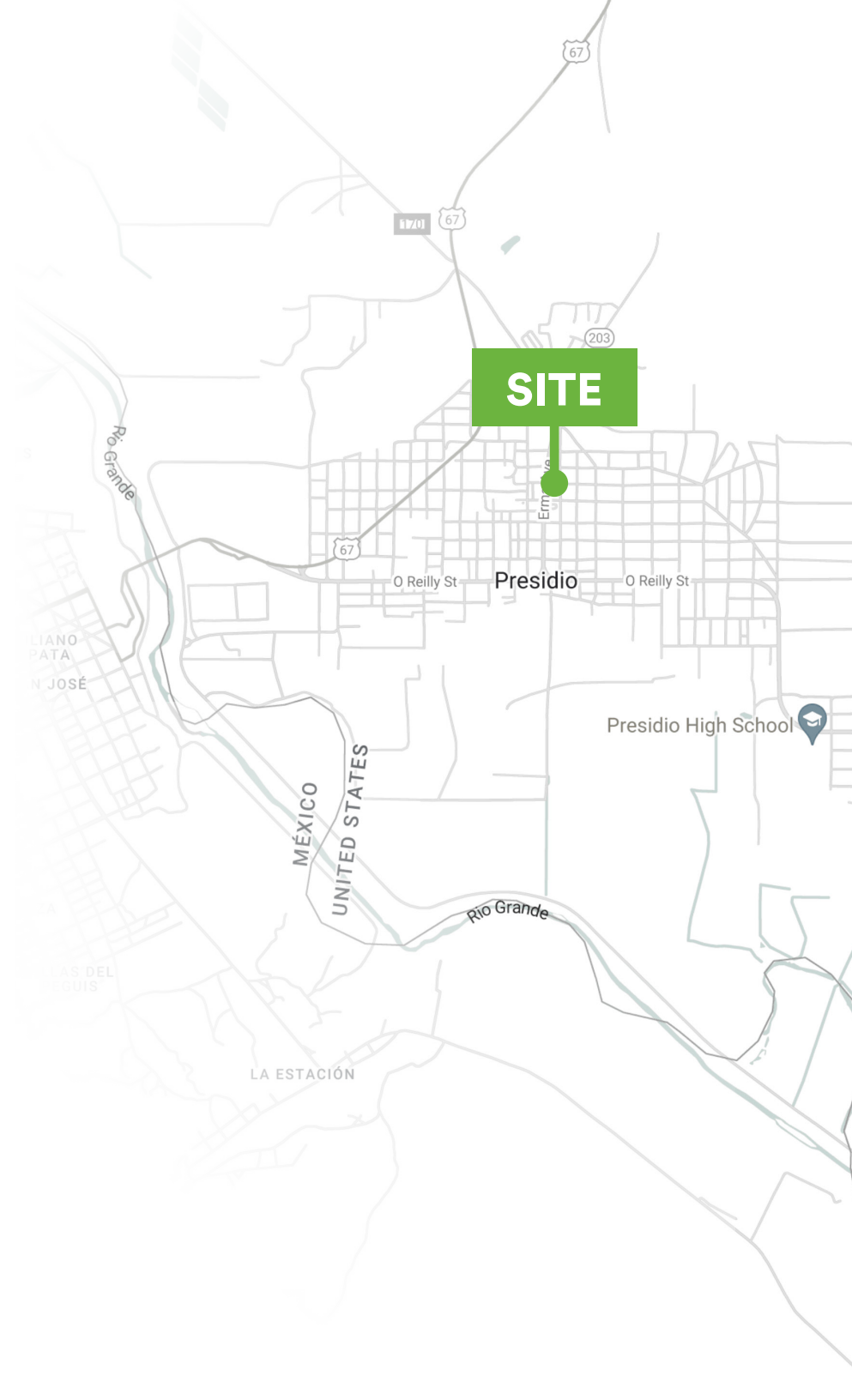
4.3K

HOUSEHOLD INCOME

\$38K

CONSUMER SPENDING

\$30.4M



OFFERING SUMMARY

OLDHAM GOODWIN and Stephen McBride Properties are pleased to present 1600 North State Street, Fort Davis, Texas, a 10,324 SF freestanding building, that includes two working gas pumps. Located directly across from the Fort Davis National Historic Site, and less than a 1/4 mile south of the intersection of State Highways 118 and 17, this property is an excellent site for any retailer or business. The property has outstanding visibility, frontage, and access from State Highway 118, Fort Davis, and the Davis Mountains. The property was previously used as grocery/convenience store, and includes two 1,800 SF warehouses attached.



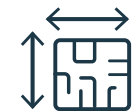
SALES PRICE
\$800,000



PRICE/SF
\$77.49/SF



BUILDING SIZE
10,324 SF



LAND SIZE
0.332 AC





EXCELLENT LOCATION

- Located and visible from The Fort Davis National Historic site and the base of the Davis Mountains
- McDonald Observatory is located less than 10 miles from the property
- Grocery/Convenience store layout with working gas pumps, and two 1,800 SF attached warehouses
- Well situated less than 1/4 mile from the intersection of State Highways 118 & 17
- Excellent visibility and access
- One of the largest retail buildings in Fort Davis





SPECIFICATIONS

Building Area	10,324 SF
Year Built	1960, 1970, and 1988
Foundation	Slab
Exterior Walls	Metal Walls with Stucco Veneer
Framing	Wood
Roof Cover	Metal
Utilities	All utilities to property
Parking	~20 spaces

SITE SPECIFICATIONS

Size	0.332 AC
Legal Description	Lot 1-4, Block 2, M AND B Additions, Fort Davis, TX 79734
Access	Via multiple access points along State Street, Garrison Street, and Navajo Street
Zoning	N/A
Frontage	~110' along State Street and ~190' along Garrison Street





SITE

Fort Davis National
Historic Site

118
TEXAS

17

DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION

419

HOUSEHOLD INCOME

\$45K

CONSUMER SPENDING

\$4.6M

3 MILE

ESTIMATED POPULATION

1K

HOUSEHOLD INCOME

\$52K

CONSUMER SPENDING

\$11.4M

5 MILE

ESTIMATED POPULATION

1K

HOUSEHOLD INCOME

\$53K

CONSUMER SPENDING

\$11.5M



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:



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