

# ARMSTRONG PROPERTIES



## OFFERING MEMORANDUM

185 N HWY 36  
Caldwell, Texas 77836

[ArmstrongPropertiesTX.com](http://ArmstrongPropertiesTX.com)



# PRIME COMMERCIAL OPPORTUNITY

Prime commercial opportunity in Caldwell, TX! This property presents a well-maintained +/- 5,180 SF commercial building on a +/- 1.57 acre lot.

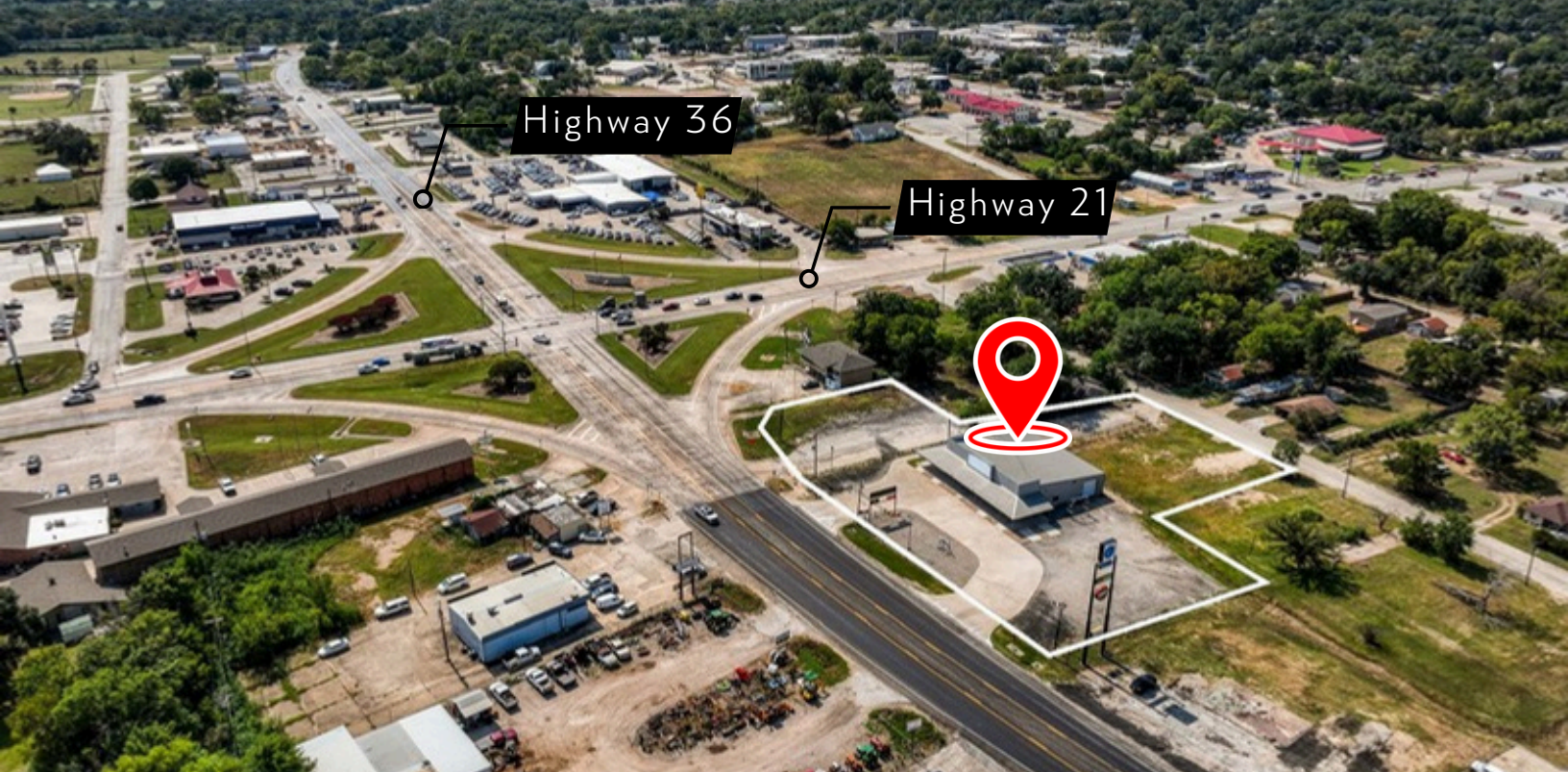
The main access is conveniently situated off HWY 36 and a secondary access off a paved city street is behind the property. This space is suitable for a retail/office or light industrial business in a turn-key location, while having flexibility for customization.

The commercial building features two sections, a retail space and shop area. The main retail space features an expansive showroom, service counter, restrooms, kitchenette and 4 private office spaces. A service shop located in the back of the building is equipped with 12x12 roll-up doors, spray foam insulation, 220 outlet, LED commercial lighting, and plumbed for air. Safety features within the shop include an eye wash station, sink, and shower.

The property is set-up for internet, surround sound, and security video service. The oversized lot offers ample parking for displaying inventory, expansion, or accommodating customers.

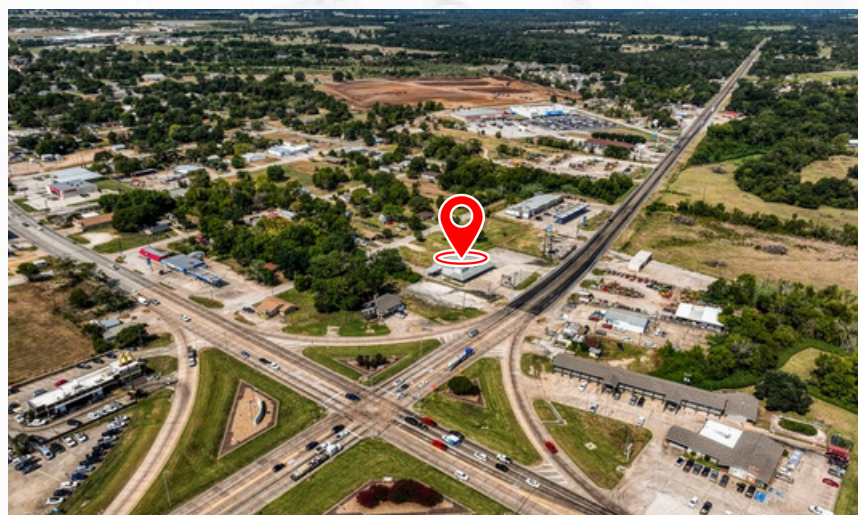
Utility services are provided by the City of Caldwell.





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



**VISIBILITY FROM MAJOR INTERSECTION**



**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



**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



**POPULATION**  
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**TOP STATE**  
FOR JOB GROWTH

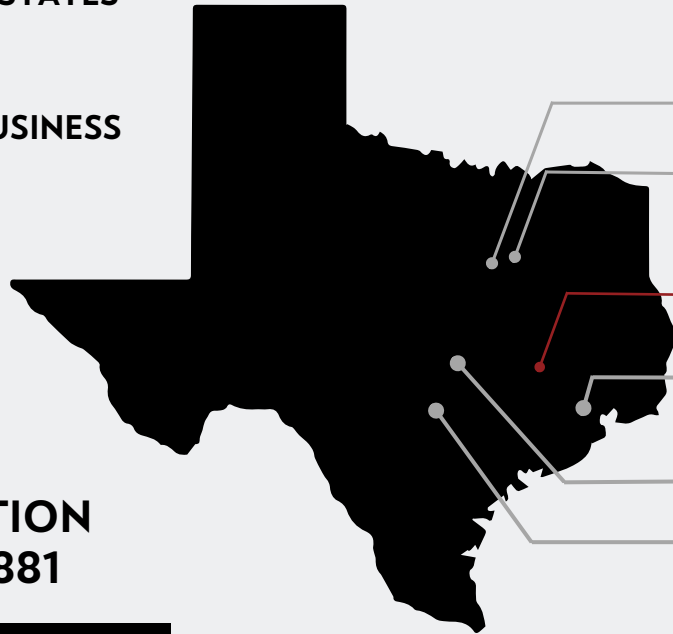


**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX

## TEXAS OVERVIEW



**FORT WORTH**  
TOP CITY FOR SALES GROWTH IN 2018

**DALLAS**  
TOP MSA FOR POPULATION GROWTH  
IN 2020

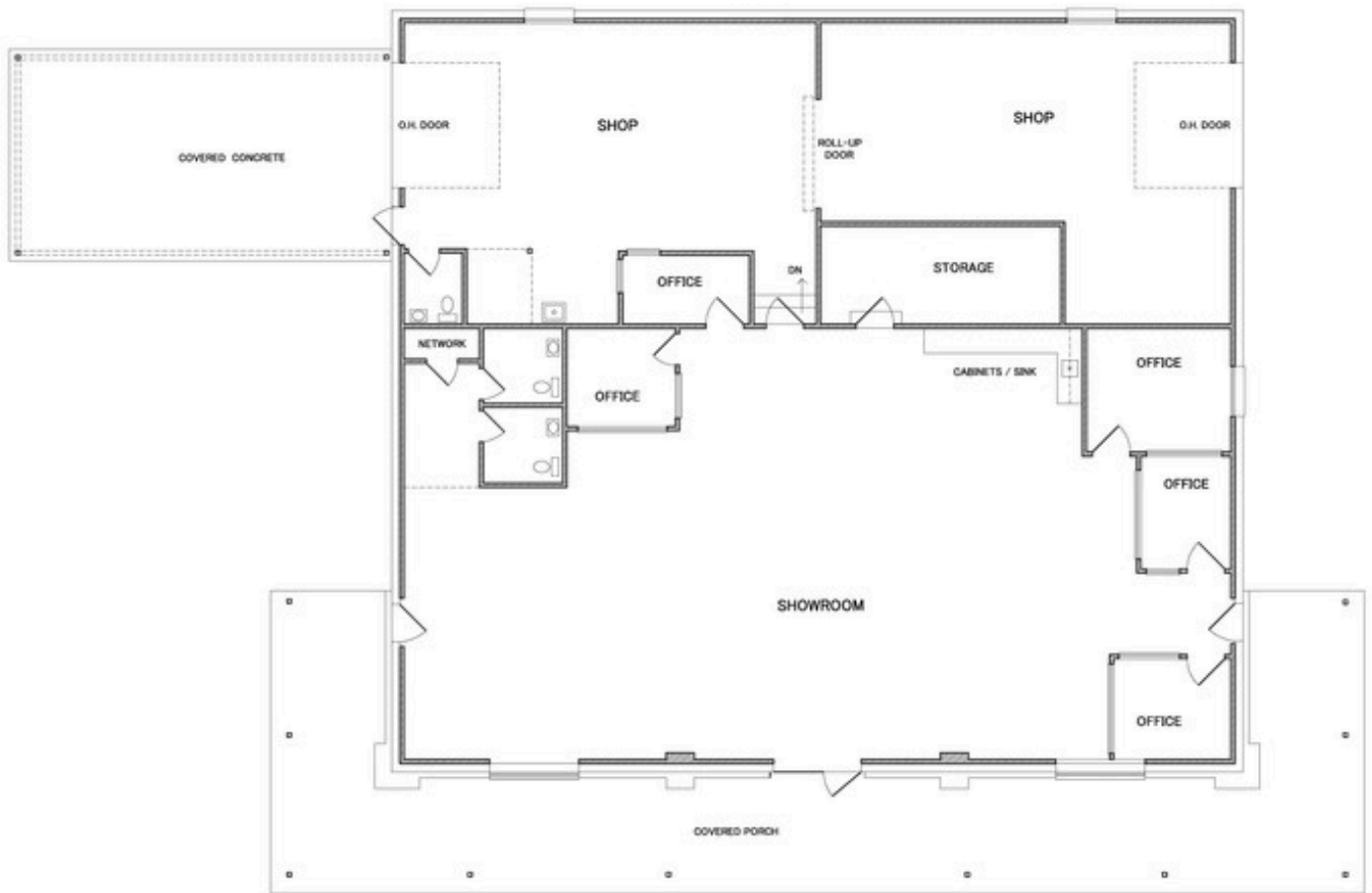
**BRYAN/COLLEGE STATION**  
#1 BEST SMALL PLACES FOR BUSINESSES  
IN TEXAS

**HOUSTON**  
4TH LARGEST POPULATION IN THE U.S.

**AUSTIN**  
NAMED BEST CITY TO START A BUSINESS IN 2020

**SAN ANTONIO**  
2ND FASTEST GROWING CITY IN THE NATION

# Floor Plan



Dimensions are approximate. Buyer to verify floor plan dimensions and square footage.







## 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Armstrong Properties</u>	<u>604426</u>	<u>info@armstrongpropertiestx.com</u>	<u>(979)567-7653</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Jessica Armstrong</u>	<u>574391</u>	<u>jessica@armstrongpropertiestx.com</u>	<u>(979)777-4471</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone
_____	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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