

# Property Summary

2020 S Chadbourne St, San Angelo, TX 76903

FOR SALE



## VIDEO

### PROPERTY DESCRIPTION

San Tex Industrial Yard & Warehouse | 2020 S Chadbourne St, San Angelo, TX

Rare opportunity to acquire ±20,000 SF of warehouse space across ±17.14 acres in one of San Angelo's most supply-constrained industrial corridors. This multi-parcel industrial asset features 4 grade-level drive-in doors, fenced outdoor storage, truck access, and substantial excess land for expansion, redevelopment, or future parcel sales.

Formerly home to Motors San Tex Auto Sales, the property is well-positioned for trucking companies, oilfield service operators, contractors, equipment rental groups, fleet operators, investors, and owner-users seeking warehouse + yard functionality.

San Angelo industrial vacancy remains tight at just 2.6%, with limited available inventory

### OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	17.144 Acres
Building Size:	20,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,959	36,304	39,893
Total Population	4,586	93,108	102,665
Average HH Income	\$71,057	\$82,181	\$84,660

Bill Rapp, CCIM

281.222.0433

bill.rapp@expcommercial.com

Bridget Barbee

512.466.4042

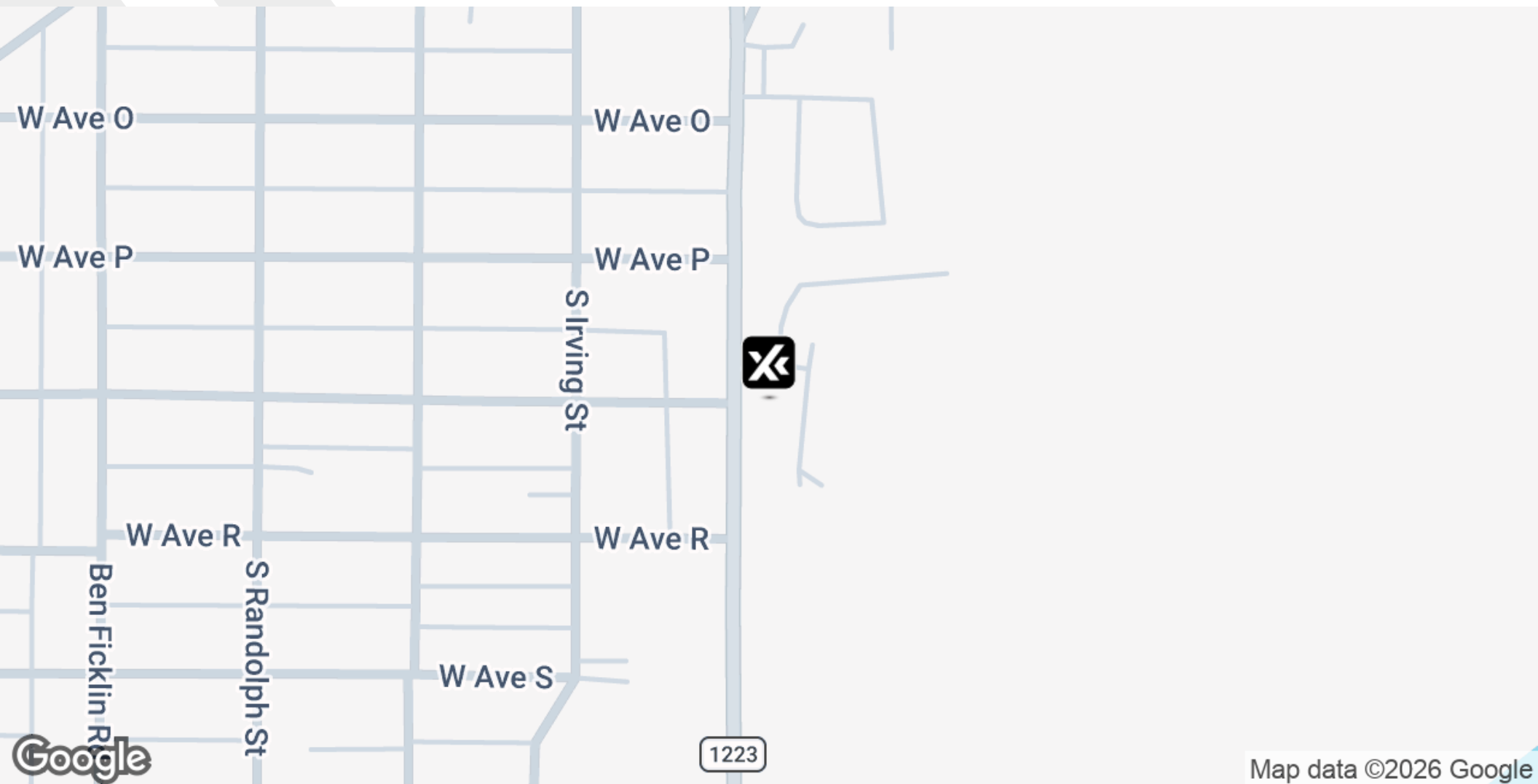
barbee@dreamhomes.homes



# Location Map

2020 S Chadbourne St, San Angelo, TX 76903

FOR SALE



Bill Rapp, CCIM

281.222.0433

bill.rapp@expcommercial.com

Bridget Barbee

512.466.4042

barbee@dreamhomes.homes



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Additional Photos

2020 S Chadbourne St, San Angelo, TX 76903

FOR SALE



Bill Rapp, CCIM

281.222.0433

bill.rapp@expcommercial.com

Bridget Barbee

512.466.4042

barbee@dreamhomes.homes



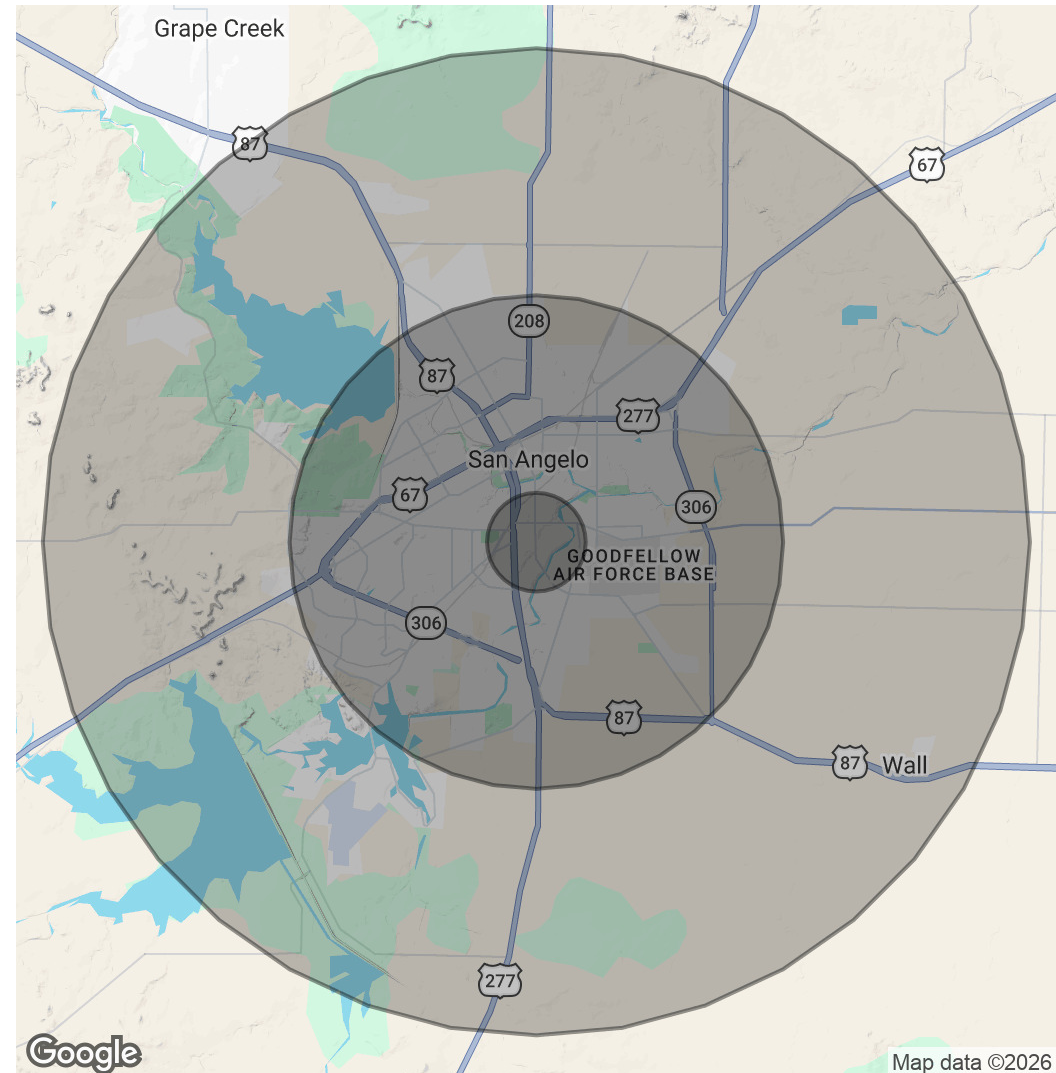
# Demographics Map & Report

2020 S Chadbourne St, San Angelo, TX 76903

FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,586	93,108	102,665
Average Age	43.0	37.1	37.4
Average Age (Male)	42.2	36.2	36.6
Average Age (Female)	43.7	38.3	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,959	36,304	39,893
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$71,057	\$83,181	\$84,662
Average House Value	\$144,358	\$196,280	\$203,894

2023 American Community Survey (ACS)



Bill Rapp, CCIM

281.222.0433

bill.rapp@expcommercial.com

Bridget Barbee

512.466.4042

barbee@dreamhomes.homes





# 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:
  - 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.

**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.

<b>eXp Commercial</b>	-	-	<b>855.450.0324</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Bill Rapp, CCIM</b>	<b>TX #595622</b>	<b>bill.rapp@expcommercial.com</b>	<b>281.222.0433</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Bill Rapp, CCIM</b>	<b>TX #595622</b>	<b>bill.rapp@expcommercial.com</b>	<b>281.222.0433</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date