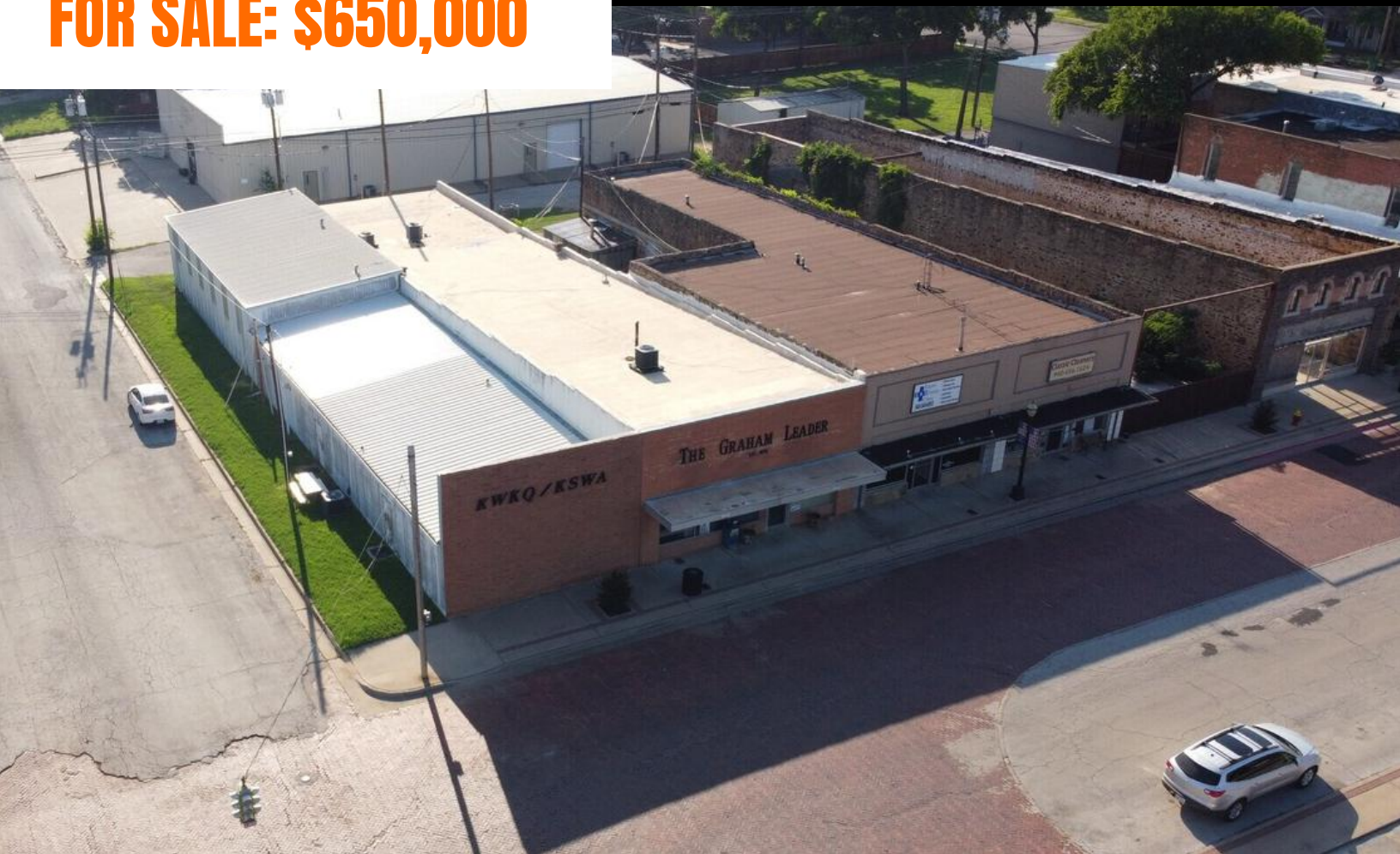


OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

620 Oak St, Graham, TX 76450

FOR SALE: \$650,000



9,368 SF | 0.2 ACRES | BUILT IN 1950

CONTACTS

KIMBERLY KELLY

Ready Real Estate

940.999.0443

KimberlyKellyRealtor@gmail.com

HOLLIE BETHMANN

BellCornerstone

315.447.8008

hbethmann@bellcornerstone.com

OFFERING MEMORANDUM

620 OAK ST

Graham, TX 76450

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

THE GRAHAM LEADER
EST. 1876

TATTO



Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PICTURES	9

EXECUTIVE SUMMARY

620 OAK ST

Graham, TX 76450

Located near Graham's downtown area, this property offers convenient access and visibility. The surrounding market supports local retail and professional services.

The building is appropriate for office or retail use and aligns well with owner-user demand. Its scale and location provide functional flexibility.

Graham's established local economy and limited commercial supply support stable long-term use.



MARKET OVERVIEW



Graham, TX

Graham is the county seat of Young County, located in North Central Texas roughly halfway between Fort Worth and Wichita Falls. The city functions as a regional hub for ranching, energy services, healthcare, and government activity, anchoring a wide rural trade area. Graham's economy is deeply tied to oil & gas production, agriculture, equipment services, manufacturing, and healthcare, with Graham Regional Medical Center serving as a major employer. The surrounding region supports consistent demand for industrial yards, service facilities, flex space, and contractor-oriented commercial properties tied to energy and land-based industries. Culturally, Graham blends classic Texas ranch-town identity with steady civic investment. A walkable downtown square, local events, and nearby outdoor recreation (including Possum Kingdom Lake) contribute to quality of life while keeping operating costs and real estate pricing well below major metro benchmarks. The city's role as a service center — not a bedroom suburb — underpins stable local demand.



DEMOGRAPHIC SUMMARY

GRAHAM, TX

POPULATION

Graham

8,900

State: Texas 30.3 Million

MEDIAN AGE

Graham

39.6 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

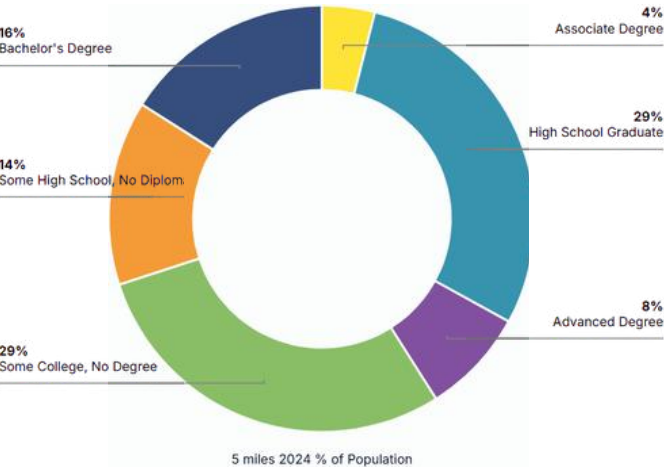
Graham

\$55,000

State: Texas \$76,292

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	8,804	11,194	12,689
Total Households	3,467	4,464	5,066
Avg Household Size	2.5	2.5	2.5
Avg Household Income	\$72,965	\$76,475	\$78,355

ECONOMIC INDICATORS

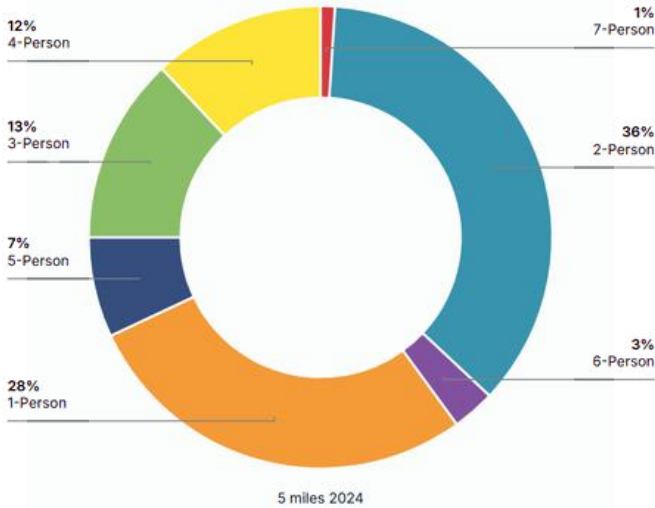
3.6%

Aransas Pass
Unemployment Rate

4.6%

U.S.
Unemployment Rate

HOUSEHOLDS



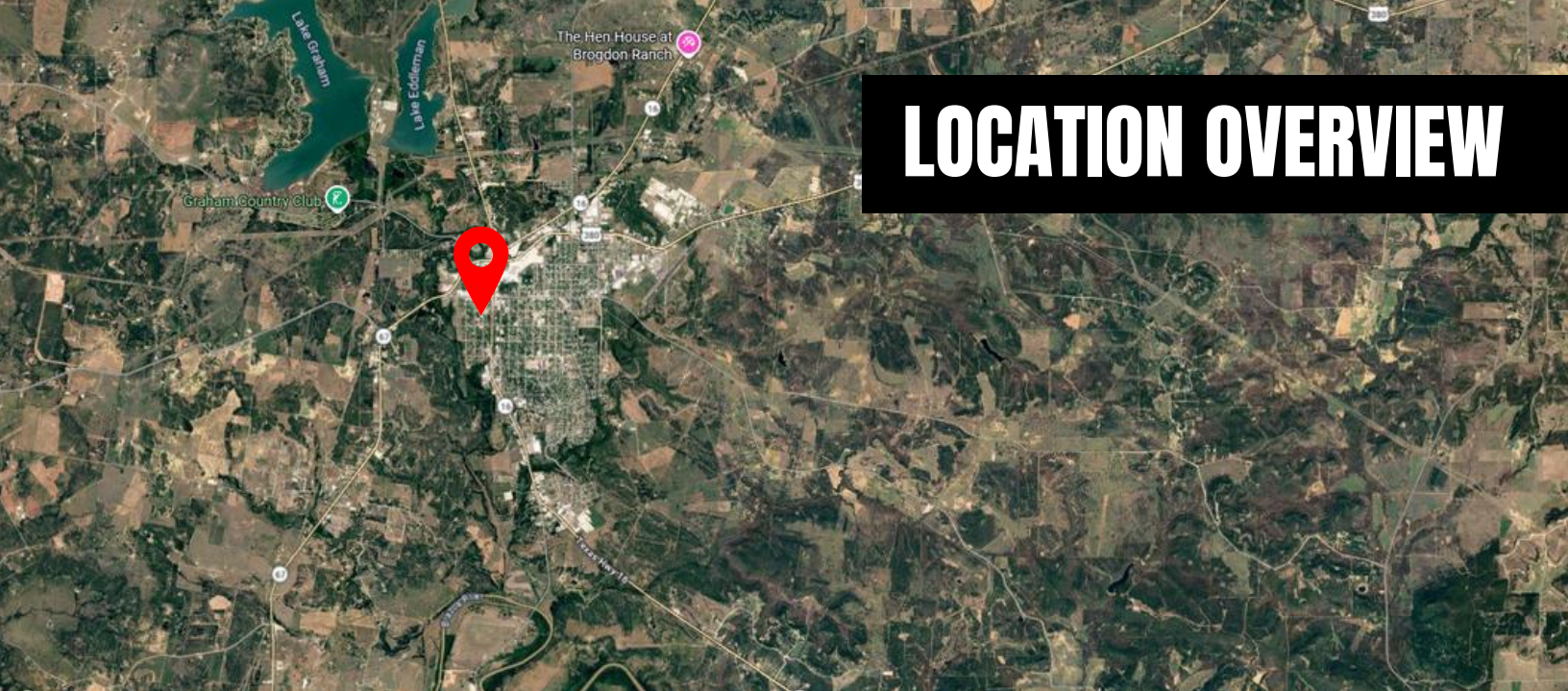
Graham

3,600

State: Texas 10.75 Million



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **US-380** – Primary east-west corridor running directly through Graham; connects west to Throckmorton and east toward Decatur, Denton, and the DFW Metroplex.
- **US-281** – Major north-south route intersecting the city; links Graham north to Jacksboro/Wichita Falls and south toward Stephenville and Central Texas markets.
- **TX-16** – Regional connector providing access southeast toward Strawn and Comanche, supporting agricultural and energy-related traffic.
- **US-82** – Located approximately 15 miles north, offering additional east-west connectivity across North Texas and into Oklahoma.



AIRPORT PROXIMITY

- **Graham Municipal Airport (KRPH):** Located just southeast of downtown, this airport supports general aviation and private aircraft, commonly used for business, energy-sector travel, and agricultural operations.
- **Wichita Falls Municipal Airport (SPS):** Approximately 75 miles northwest, offering limited commercial service and regional connectivity.
- **Dallas/Fort Worth International Airport (DFW):** Located roughly 110 miles southeast, DFW provides full domestic and international air service and is accessible via US-380 and regional highways.

SITE OVERVIEW

SITE

Property Type:	Office
Year Built:	1950
Class:	C
Total SF:	9,368 SF
Acres:	0.2 AC
Stories:	1

OPERATING EXPENSES

Taxes:	\$3,419.03
Insurance:	\$1,746.00
Utilities:	\$9,432.00
TOTAL	\$14,615.03





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