



# COMMERCE SQUARE

509 WEST COMMERCE STREET, BROWNWOOD, TEXAS 76801

## 150,459 SF SHOPPING CENTER AVAILABLE

# HIGHLIGHTS

NICK HANNON

702.355.6608

nhannon@dunhillpartners.com

MELISSA MOORE

972.658.7363

mmoore@dunhillpartners.com



## LOCATION

509 W. Commerce St, Brownwood, TX 76801

## AVAILABLE

Western Pad 1.00 AC  
Suite 0509 11,000 SF

## RATES

Call for Details

## TRAFFIC GENERATORS



## 2025 DEMOGRAPHICS

  
Total  
Population

1 MILE	2,414
3 MILE	15,621
5 MILE	24,210

  
Daytime  
Population

1 MILE	6,673
3 MILE	18,078
5 MILE	28,661

  
Total  
Households

1 MILE	966
3 MILE	6,460
5 MILE	9,850

  
Avg HH  
Income

1 MILE	\$38,317
3 MILE	\$70,934
5 MILE	\$76,682

# CONCEPTUAL SITE PLAN



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MARKET PL BLVD

Brownwood  
DPS

Planned  
Development - NAP

Health  
Works  
five BELOW  
ROSS  
JEWELRY  
James Avery  
JEWELRY  
ULTA

Abundant  
Life Church

Potential Pad  
Development  
Available

petsense

ACE CASH EXPRESS

BUFFALO  
WILD  
WINGS

0531B  
FASHION EXPRESS TOOLS  
Quality Tools at Remarkably Low Prices

0531A

0529A  
Smile Doctors

0527A  
BOOT  
BARN

0527B

0521  
HIBBETT  
SPORTS

0519A  
bealls  
OUTLET

0519

ALDI

0517B

0517

0517A

0515A

0513A

H&R BLOCK

0509C  
SHERWIN  
WILLIAMS

0509B

0509A  
TJ-maxx

11,000 SF  
Available

GOLDEN  
CHICK

Little Caesars

TACO  
BELL

W COMMERCE ST - 24,608 VPD

84



# SITE AERIAL



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279 TEXAS

84

84

84

84

SITE

Walmart

HOME DEPOT

HARBOR FREIGHT

BOOT BARN

HIBBETT SPORTS

bealls

ALDI

BUFFALO WILD WINGS

SHERWIN WILLIAMS

T.J. MAXX

GOLDEN CHICK

Little Caesars

17,366 VPD (24)

Commerce St

84

Freddy's STEAKBURGERS

SONIC

ANYTIME FITNESS

EZPAWN

377

24,020 VPD (24)

Austin Ave

8,912 VPD (24)

Belle Plain St

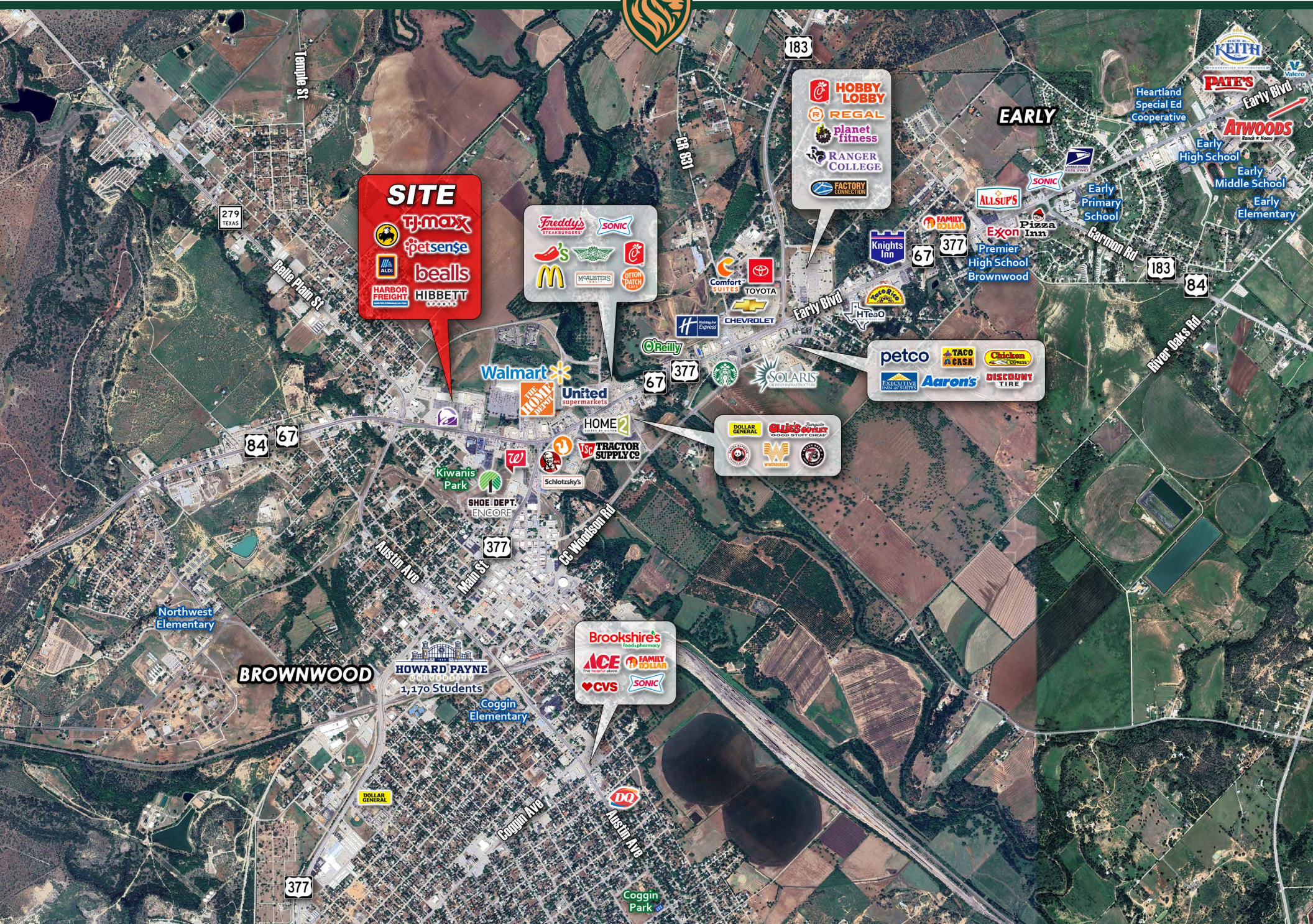
Ford

verizon

12,357 VPD (24)

377

Schlotzsky's



**SITE**

- TJ-maxx
- petsense
- bealls
- HARBOR FREIGHT
- HIBBETT SPORTS

- Freddy's STEAKBURGERS
- SONIC
- McDonald's
- MALIBU
- LOTION PATCH

- HOBBY LOBBY
- REGAL
- planet fitness
- RANGER COLLEGE
- FACTORY CONNECTION

Walmart

United supermarkets

- petco
- TACO CASA
- Chick-fil-A
- Aaron's
- DISCOUNT TIRE

- DOLLAR GENERAL
- CVS
- SONIC

- Brookshire's
- ACE
- FAMILY DOLLAR
- CVS
- SONIC

**BROWNWOOD**

HOWARD PAYNE  
1,170 Students

Coggin Elementary

Northwest Elementary

**EARLY**

PAI'S

ATWOODS

Heartland Special Ed Cooperative

Early High School

Early Middle School

Early Elementary

Early Primary School

Exxon

Pizza Inn

Premier High School Brownwood

Knights Inn

67

377

Comfort SUITES

TOYOTA

CHEVROLET

67

377

HOME2

TRACTOR SUPPLY CO

Schlotzsky's

Kiwanis Park

SHOE DEPT. ENCORE

377

Austin Ave

Main St

Austin Ave

377

Coggin Park

183

84

183

84

279 TEXAS

84

67

Temple St

Baller Plain St

CA 931

183

Early Blvd

67

377

Early Blvd

HTeaO

Earmon Rd

183

84

183

84

River Oaks Rd

# SITE PHOTOS

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