



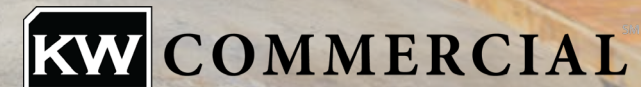
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RESTAURANT BUILDING GIN AND GRANARY

8336 Loop 570, Wall, TX

FOR SALE

Sterling D. Fryar, MAI
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PREPARED BY



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SECTION 1

PROPERTY INFORMATION



GIN AND GRANARY – WALL, TX



LOCATION INFORMATION

Building Name	Gin and Granary
Street Address	8336 Loop 570
City, State, Zip	Wall, TX
Asset Type	Restaurant and Bar
Market	Wall, TX
Year Built	1930's, Renovated in 2021
Lot Size	2.015 AC

PROPERTY AMENITIES

- Full Kitchen and Bar
 - Equipment replaced in 2021 that cost \$700,000
- On-site parking
- Heavy traffic area
- Liquor license can convey (grandfathered with proximity to school)
- Most FF&E will convey
- Located in downtown Wall, TX, which is home to many sporting events and tournaments
- Good access and visibility
- Turnkey restaurant ready to open day 1
- Multiple Walk-In Coolers

GIN AND GRANARY – WALL, TX



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

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RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



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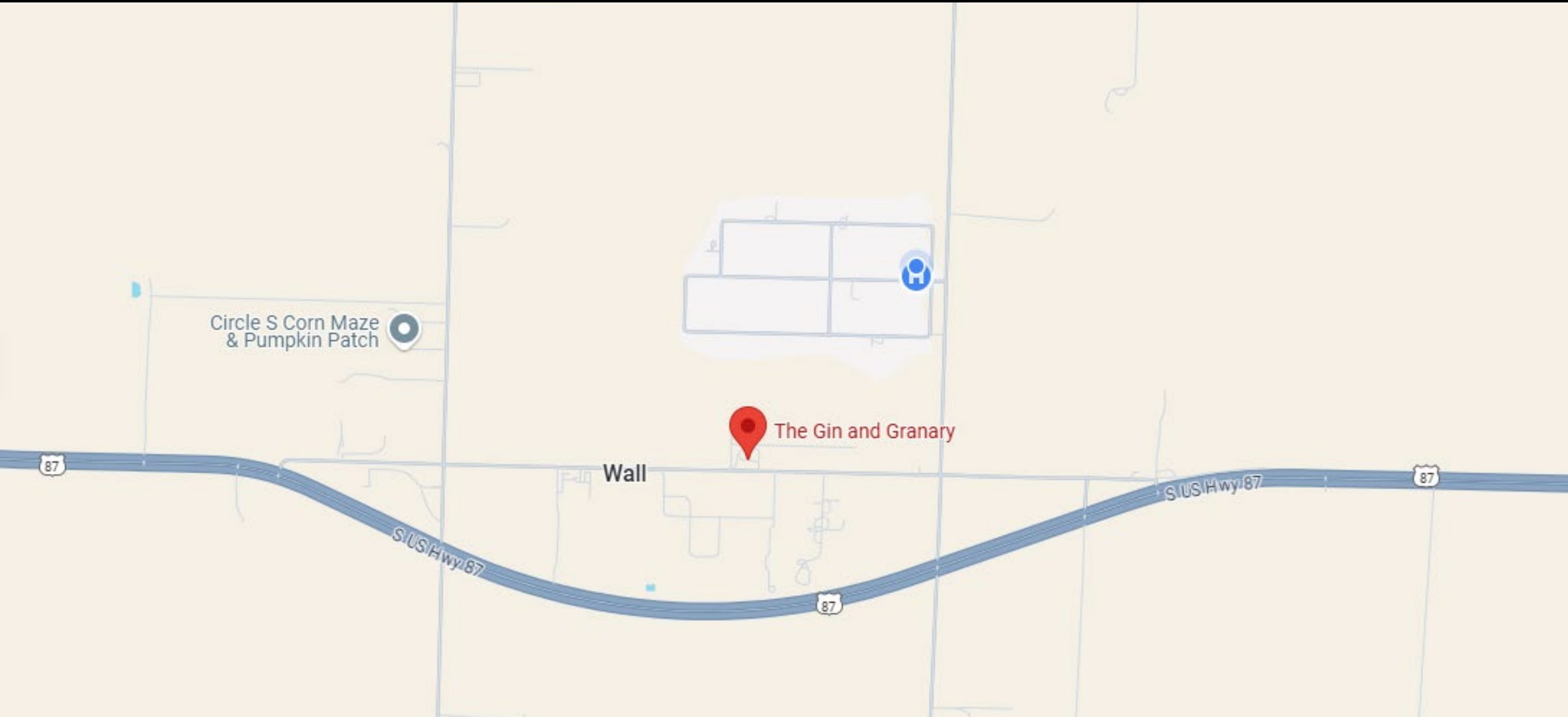


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SECTION 2 LOCATION INFORMATION



GIN AND GRANARY – WALL, TX



LOCATION INFORMATION || LOCATION MAPS

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GIN AND GRANARY – WALL, TX



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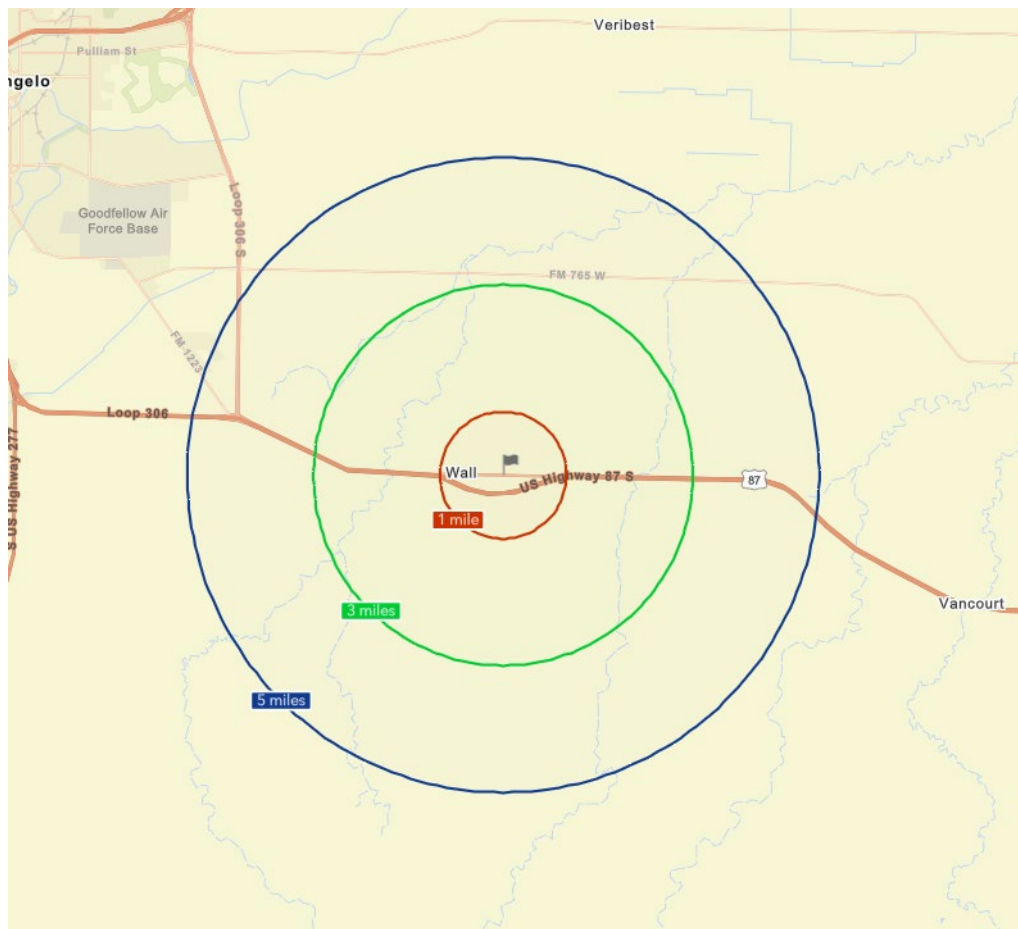


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SECTION 4 DEMOGRAPHICS



GIN AND GRANARY – WALL, TX



Executive Summary

8338 Loop 570, San Angelo, Texas, 76905
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.37414
Longitude: -100.30270

	1 mile	3 miles	5 miles
Population			
2010 Population	197	465	1,062
2020 Population	259	613	1,365
2024 Population	264	712	1,585
2029 Population	300	808	1,788
2010-2020 Annual Rate	2.77%	2.80%	2.54%
2020-2024 Annual Rate	0.45%	3.59%	3.58%
2024-2029 Annual Rate	2.59%	2.56%	2.44%
2020 Male Population	50.2%	50.4%	50.3%
2020 Female Population	49.8%	49.6%	49.7%
2020 Median Age	38.2	37.9	38.2
2024 Male Population	51.1%	51.3%	51.1%
2024 Female Population	48.9%	48.7%	48.9%
2024 Median Age	39.0	39.0	38.9

In the identified area, the current year population is 1,585. In 2020, the Census count in the area was 1,365. The rate of change since 2020 was 3.58% annually. The five-year projection for the population in the area is 1,788 representing a change of 2.44% annually from 2024 to 2029. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 39.3.

Households

2024 Wealth Index	155	155	149
2010 Households	44	141	383
2020 Households	57	182	482
2024 Households	57	212	547
2029 Households	65	243	623
2010-2020 Annual Rate	2.62%	2.59%	2.33%
2020-2024 Annual Rate	0.00%	3.66%	3.02%
2024-2029 Annual Rate	2.66%	2.77%	2.64%
2024 Average Household Size	4.63	3.36	2.90

The household count in this area has changed from 482 in 2020 to 547 in the current year, a change of 3.02% annually. The five-year projection of households is 623, a change of 2.64% annually from the current year total. Average household size is currently 2.90, compared to 2.83 in the year 2020. The number of families in the current year is 447 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.