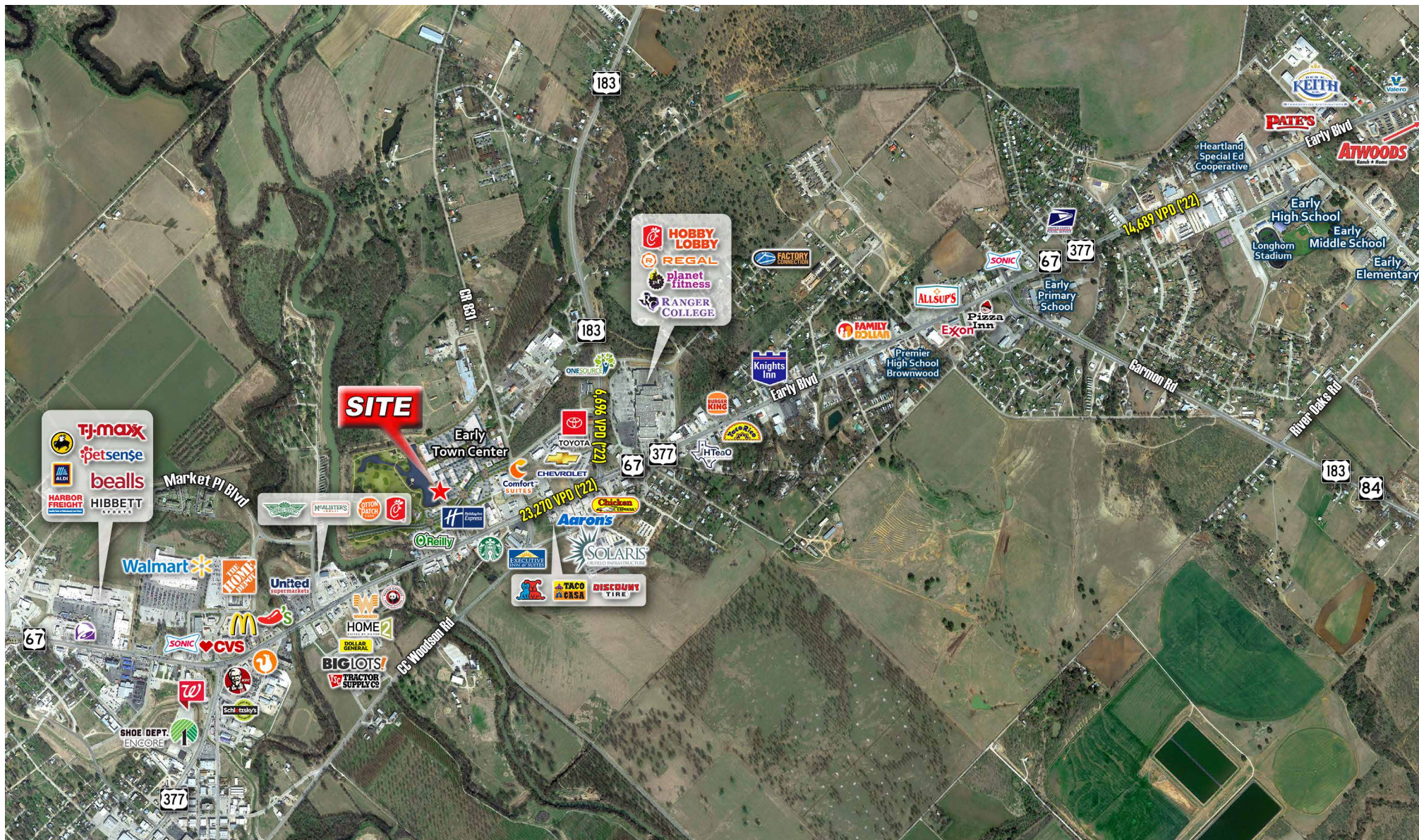


THE BOARDWALK AT EARLY TOWN CENTER

Restaurant & Retail For Lease | Early, Texas



BRANDON HARRIS
214.577.1520 | bharris@mesa-cre.com
www.mesa-cre.com

THE BOARDWALK AT EARLY TOWN CENTER

Restaurant & Retail For Lease | Early, Texas



PROPERTY DESCRIPTION

- Early Town Center is a vibrant, new mixed-use project in the growing Brownwood/Early market
- Restaurant & retail space available on the new boardwalk overlooking the water
- Projected delivery Q3 2025
- Brownwood/Early is a regional draw for over 105,000 people in the heart of Texas; & is home to Howard Payne University & Lake Brownwood
- The area has seen a recent increase in retail growth, new restaurants
- Early Town Center will feature 160 new upscale apartments, office space, retail, restaurants, plenty of green space, ample parking, & a new Family YMCA (proposed)

TRAFFIC COUNTS

US-67 23,270 VPD ('22)

TRAFFIC GENERATORS

BATTING CAGES | BOARDWALK | FISHING PIER | WALKING TRAILS



HOBBY LOBBY



REGAL

TOWNEPLACE SUITES
MARRIOTT



RANGER COLLEGE



planet fitness



2023 DEMOGRAPHICS

RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	DAYTIME POPULATION	AVERAGE HH INCOME
5 Mile	24,540	9,694	28,364	\$70,281
10 Mile	32,272	12,734	34,016	\$72,950
15 Mile	37,157	14,766	37,490	\$74,294



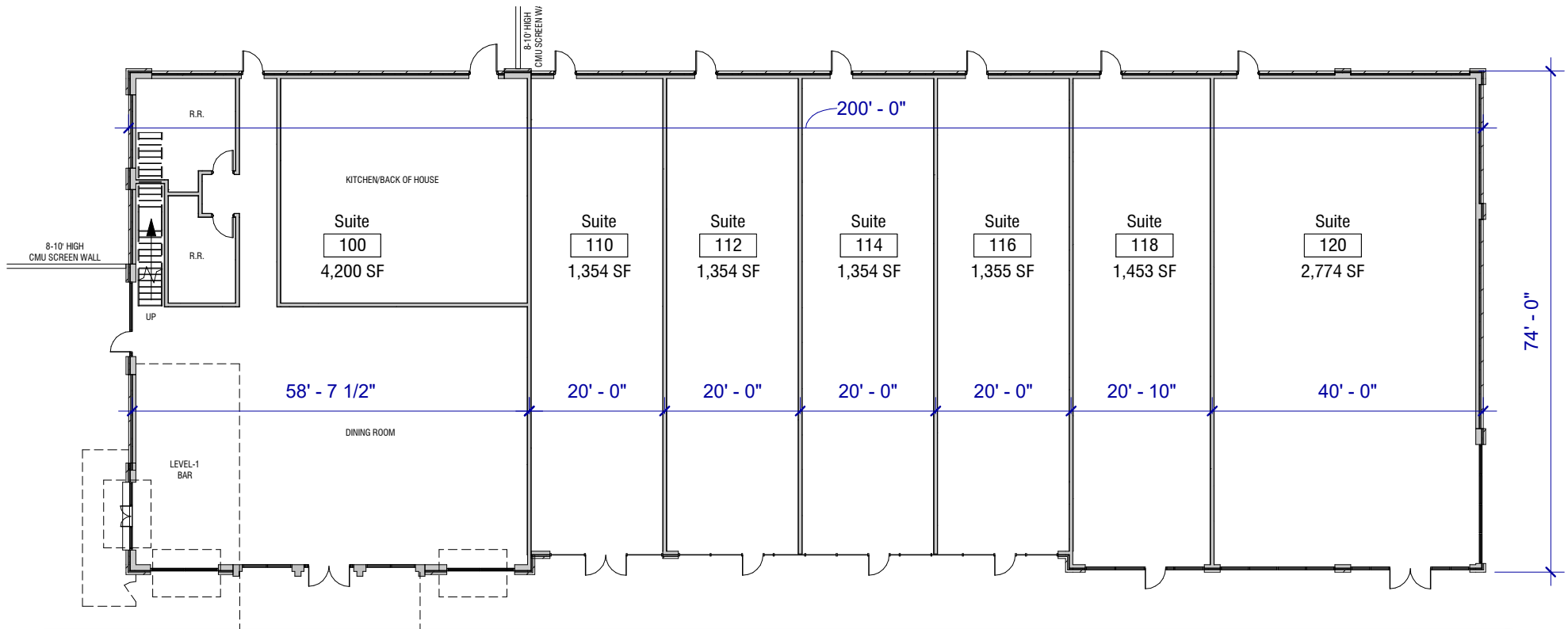
BRANDON HARRIS

214.577.1520 | bharris@mesa-cre.com

www.mesa-cre.com

THE BOARDWALK AT EARLY TOWN CENTER

Restaurant & Retail For Lease | Early, Texas



BRANDON HARRIS
214.577.1520 | bharris@mesa-cre.com
www.mesa-cre.com

THE BOARDWALK AT EARLY TOWN CENTER

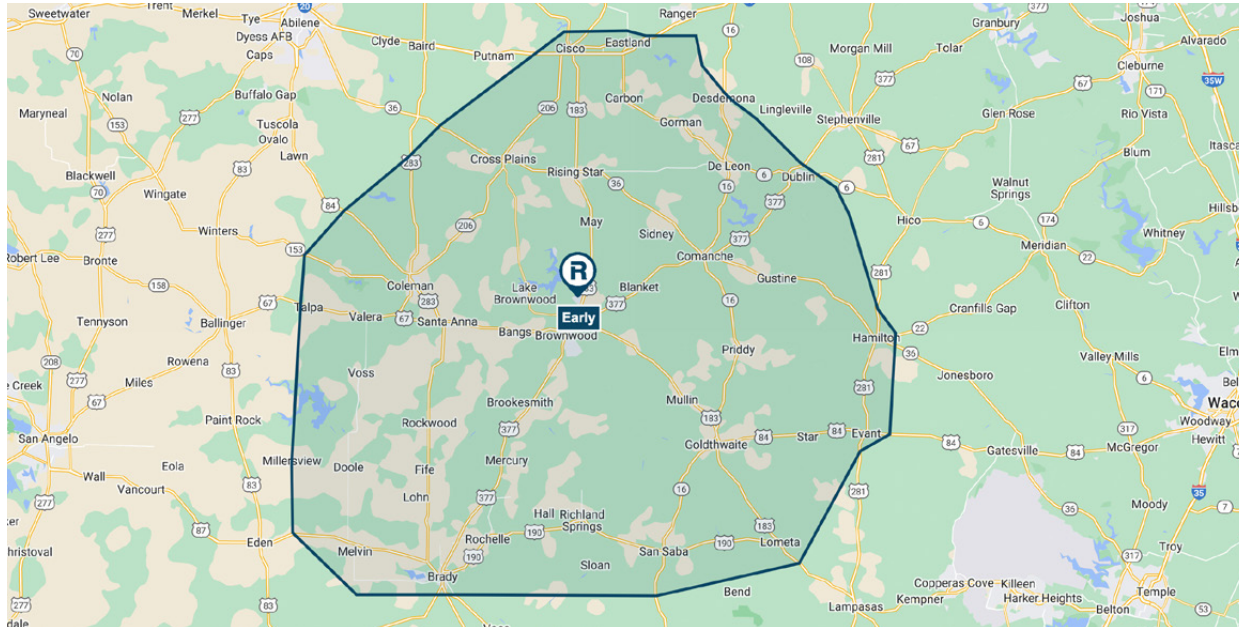
Restaurant & Retail For Lease | Early, Texas



BRANDON HARRIS
214.577.1520 | bharris@mesa-cre.com
www.mesa-cre.com

New Retail Trade Area • Retail Market Profile

Early, Texas



This Information provided by The Retail Coach

Population

2020	103,864	0 - 9 Years	10.45%
2024	105,353	10 - 17 Years	9.90%
2029	107,489	18 - 24 Years	9.09%

Educational Attainment (%)

Graduate or Professional Degree	5.52%	25 - 34 Years	9.87%
Bachelors Degree	14.06%	35 - 44 Years	10.44%
Associate Degree	7.98%	45 - 54 Years	10.85%
Some College	24.42%	55 - 64 Years	13.29%
High School Graduate (GED)	33.19%	65 and Older	26.11%
Some High School, No Degree	8.45%	Median Age	45.25
Less than 9th Grade	6.38%	Average Age	44.05

Income

Average HH	\$80,099
Median HH	\$56,758
Per Capita	\$33,598

The information contained herein was obtained from sources believed to be reliable, however, The Retail Coach, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions, prior sale or lease or withdrawn without notice.

Race Distribution (%)

White	77.03%
Black/African American	2.19%
American Indian/Alaskan	0.75%
Asian	0.53%
Native Hawaiian/Islander	0.05%
Other Race	8.58%
Two or More Races	10.87%
Hispanic	24.14%



BRANDON HARRIS
214.577.1520 | bharris@mesa-cre.com
www.mesa-cre.com



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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Mesa Commercial Real Estate

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Brandon Harris

Designated Broker of Firm

9013440

License No.

497300

License No.

N/A

Email

bharris@mesa-cre.com

Email

Phone

214.577.1520

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0