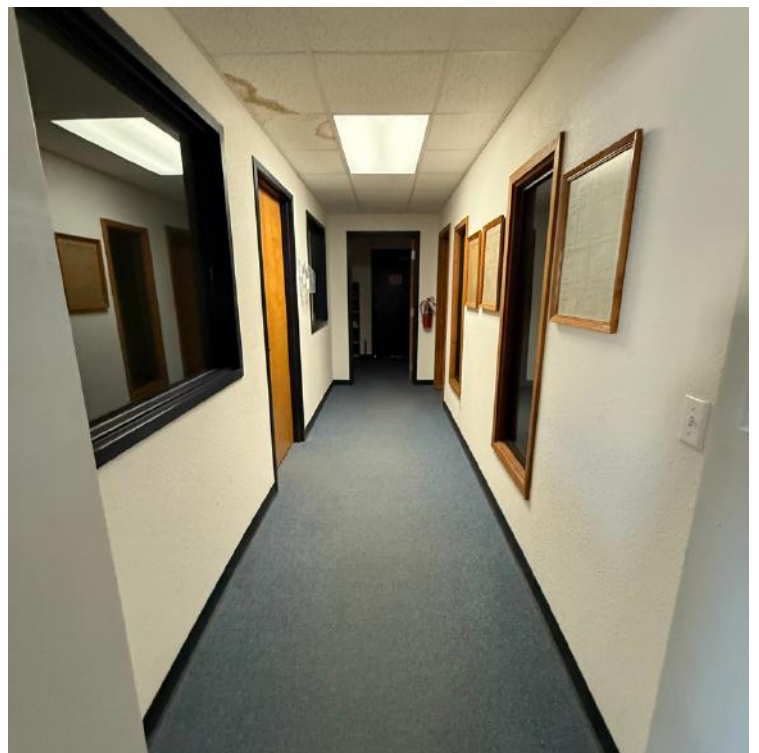


## MARKET INFORMATION

- Population & demographics: In 2025, Graham's population was estimated at 8,900 with a median household income of \$58,525.
- Market notes: Graham is the county seat of Young County and benefits from regional oil, gas and agricultural activity. Limited competition may favor sellers, but buyers are often local, and pricing depends on condition and tenant stability.
- New Development: Project Saltworks, a planned data-center campus on 867 acres just outside Graham, envisions up to 15 data-center buildings and will create hundreds of permanent jobs. The development will also support more than 1,000 construction jobs and deliver over 200 full-time positions once operational.



# Market Comparables

## Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$110,000	\$110,000	\$110,000	\$110,000
Sale Price Per SF	\$107	\$107	\$107	\$107
Cap Rate	-	-	-	-
Land Price Per AC	\$1,571,429	\$1,571,429	\$1,571,429	\$1,571,429

Property Attributes	Low	Average	Median	High
Building SF	1,025 SF	33,551 SF	3,685 SF	125,810 SF
Year Built	1966	1976	1975	1989
% Leased At Sale	100%	100%	100%	100%
Star Rating	★☆☆☆☆ 1	★★★★☆ 2	★★★★☆ 2	★★★★★ 3

Summary Statistics exclude For Sale and Under Contract listings

## Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	448 Oak St Graham, TX 76450	Office ★★★★☆	1970	4,810 SF (100%)	7/21/2025	Not Disclosed	-
2	1708 Hwy 16 S Graham, TX 76450	Office ★★★★☆	1989	1,025 SF (100%)	6/19/2024	\$110,000 (\$107.32/SF)	-
3	3107 State Highway 16 S Graham, TX 76450	Warehouse ★★★★☆	1980	2,560 SF (100%)	4/16/2024	Not Disclosed	-
4	1715 4th St Graham, TX 76450	Manufacturing ★★★★☆	1966	125,810 SF (100%)	2/29/2024	Not Disclosed	-
5	Redevelopment or Industrial Park 3 Properties	Multiple	Multiple	20,812 SF	For Sale	\$975,000 (\$46.85/SF)	-
6	1212 Packing House Rd Graham, TX 76450	Flex ★★★★☆	2013	6,000 SF (0%)	For Sale	\$699,500 (\$116.58/SF)	-
7	620 4th St Graham, TX 76450	Office ★★★★☆	1990	4,773 SF	For Sale	\$450,000 (\$94.28/SF)	-

# Market Comparables

**1** **448 Oak St**  
Graham, TX 76450 (Young County) - Central Texas Area Submarket

★★★★☆  
Office



## Property Details

Tenancy	Multi	Typical Floor	2,405 SF
Owner Occupied	Yes	Building Class	C
Stories	2	Building FAR	0.73
Parking Spaces	4 Surface Spaces		

# Market Comparables

**2** **1708 Hwy 16 S**  
Graham, TX 76450 (Young County) - Central Texas Area Submarket

★☆☆☆☆  
Office



## Property Details

Tenancy	Single	Typical Floor	1,025 SF
Owner Occupied	No	Building Class	C
Stories	1	Building FAR	0.34

# Market Comparables

**3** **3107 State Highway 16 S**  
Graham, TX 76450 (Young County)

★★★★★  
Warehouse



## Property Details

Drive Ins	1 total/ 12' w x 10' h	Crane	None
Docks	None	Building FAR	0.03
Levelers	None		
Parking Spaces	1.95/1,000 SF; 5 Surface Spaces		

# Market Comparables

**4** **1715 4th St**  
Graham, TX 76450 (Young County) - Central Texas Area Submarket

★★★★☆  
Manufacturing



## Property Details

Tenancy	Single	Clear Height	18'
Drive Ins	1 total	Sprinklers	Wet
Docks	5 exterior	Power	5,000a/440v 3p Heavy
Levelers	None	Building FAR	0.29

# Market Comparables



## 1212 Packing House Rd

Graham, TX 76450 (Young County) - Central Texas Area Submarket



Flex



### Property Details

Drive Ins	None	Building FAR	0.07
Levelers	None		

### Transaction Notes

Discover this beautifully designed 6,000 sq. ft. air-conditioned event venue situated on 2 acres just outside the city limits of Graham, TX. Built in 2013, this versatile property offers an ideal setting for weddings, corporate events, private parties, or a wide variety of commercial uses. The main building features a spacious open floor plan with high ceilings and ample natural light, creating an inviting atmosphere for gatherings large or small. A commercial kitchen is in place for catering. The covered 2,000 sq. ft. patio provides additional space for outdoor entertaining, dining, or live music — all while showcasing stunning hill country views that make every event memorable. Music can be piped throughout the space. With approximately 85 designated parking spaces, guests will appreciate the easy access and convenience. Located outside city limits, the property allows for more flexible business operations while remaining close to town amenities and lodging. Whether you're an investor seeking a turnkey event center or an entrepreneur looking to bring a new vision to life, this property offers endless potential in a scenic and sought-after North Texas location.

# Market Comparables



**620 4th St**

Graham, TX 76450 (Young County) - Central Texas Area Submarket

★★★★☆  
Office



## Property Details

Tenancy	Single	Building Class	C
Owner Occupied	No	Construction	Masonry
Stories	1	Building FAR	0.29
Typical Floor	4,773 SF		

## Transaction Notes

Commercial office complex less than one block from the downtown square in Graham with 14 offices equipped with built-in desks & bookcases; Conference room; Multiple supply rooms; Kitchenette with sink, refrigerator, mini dishwasher & Formica countertop; Ladies restroom with 2 toilets & vanity with sink; Mens restroom with urinal, toilet, vanity with sink & a walk-in tile shower with dressing area & open clothes closet; Janitorial closet; Crown molding, window blinds, & plantation shutters throughout; Carpet flooring in offices; Vinyl tile in restrooms & kitchenette; Basement has 3 separate rooms with concrete floors & built-in shelves, one of which is fireproof; An additional maintenance room in basement has concrete walls; Multiple central heat & air units. Shown by appointment only!