



SIZE

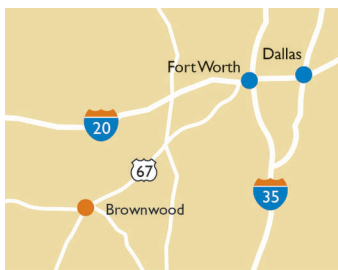
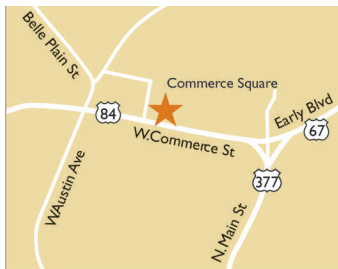
162,393 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|--------|
| Population | 2,397 | 16,179 | 23,828 |
| Households | 861 | 6,195 | 9,054 |
| Median HH Income (\$) | 21,226 | 42,498 | 47,269 |

MAJOR TENANT(S)

T.J.Maxx
 Burkes Outlet
 ALDI
 Boot Barn Western and Work Wear
 Hibbett Sports



LOCATION

509 W Commerce Street | Brownwood, TX 76801

PROPERTY HIGHLIGHTS

- 163,337-square-foot shopping center anchored by TJ Maxx, Aldi, Buffalo Wild Wings, Harbor Freight and Boot Barn
- Commerce Street traffic counts over 17,400 VPD
- Significant seasonal population increases due to proximity to Lake Brownwood

LEASING CONTACT

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MORE INFO

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COMMERCE SQUARE

509 W Commerce Street | Brownwood, TX 76801

| SPACE | TENANT | SQ. FT. |
|----------------------|---------------------------------|------------------|
| OUT1 | Watermill Express | 225 SF |
| SHAD1 | Golden Chick Restaurant | |
| 0509 | AVAILABLE | 11,934 SF |
| 0509A | T.J.Maxx | 26,019 SF |
| 0509B | Deluxe Nails & Spa | 2,190 SF |
| 0509C | Metro by T-Mobile | 600 SF |
| 0509D | Sherwin Williams | 6,400 SF |
| 0513A | Buffalo Wild Wings | 4,655 SF |
| 0515A | Vapor Maven | 1,663 SF |
| 0517 | H&R Block | 1,550 SF |
| 0517A | Livingston Hearing Aids | 1,585 SF |
| 0517B | Ace Cash Express | 4,064 SF |
| 0519 | ALDI | 20,802 SF |
| 0519A | Burkes Outlet | 25,067 SF |
| 0521 | Hibbett Sports | 8,037 SF |
| 0527A | Boot Barn Western and Work Wear | 16,297 SF |
| 0527B | PetSense | 6,173 SF |
| 0529A | Smile Doctors | 4,568 SF |
| 0531A | Rent-A-Center | 6,250 SF |
| 0531B | Harbor Freight Tools | 14,314 SF |
| TOTAL SQ. FT. | | 162,393 |

| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

COMMERCE SQUARE

509 W Commerce Street | Brownwood, TX 76801



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



| Commerce Square Brownwood, TX | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q2 2022 Estimated Population | 2,397 | 16,179 | 23,828 |
| | 2027 Projected Population | 2,389 | 16,278 | 24,048 |
| | 2010 Census Population | 2,424 | 16,132 | 23,608 |
| | 2000 Census Population | 2,757 | 16,193 | 23,612 |
| | 1990 Census Population | 2,758 | 16,344 | 23,271 |
| | Historical Annual Growth 1990 to 2000 | 0.00% | -0.09% | 0.15% |
| | Historical Annual Growth 2000 to 2010 | -1.28% | -0.04% | 0.00% |
| | Estimated Annual Growth 2010 to 2022 | -0.09% | 0.02% | 0.07% |
| | Projected Annual Growth 2022 to 2027 | -0.07% | 0.12% | 0.18% |
| | Median Age | 31.0 | 34.4 | 35.8 |
| Households | Q2 2022 Estimated Households | 861 | 6,195 | 9,054 |
| | 2027 Projected Households | 860 | 6,236 | 9,144 |
| | 2010 Census Households | 872 | 6,189 | 8,997 |
| | 2000 Census Households | 926 | 6,160 | 8,856 |
| | 1990 Census Households | 985 | 6,265 | 8,770 |
| | Historical Annual Growth 1990 to 2000 | -0.62% | -0.17% | 0.10% |
| | Historical Annual Growth 2000 to 2010 | -0.60% | 0.05% | 0.16% |
| | Estimated Annual Growth 2010 to 2022 | -0.10% | 0.01% | 0.05% |
| | Projected Annual Growth 2022 to 2027 | -0.02% | 0.13% | 0.20% |
| | Population per Household | 2.34 | 2.51 | 2.50 |
| Population by Race | White | 60.1% | 64.5% | 66.8% |
| | Black or African American | 8.8% | 5.0% | 4.2% |
| | Asian & Pacific Islander | 0.7% | 0.7% | 0.8% |
| | Other Races | 1.2% | 1.7% | 1.8% |
| | Hispanic Population | 29.3% | 28.2% | 26.4% |
| Income | Average Household Income | \$32,558 | \$60,633 | \$65,465 |
| | Median Household Income | \$21,226 | \$42,498 | \$47,269 |
| | Per Capita Income | \$13,069 | \$23,665 | \$25,709 |
| Education (Age 25+) | Elementary | 9.0% | 6.8% | 5.0% |
| | Some High School | 16.0% | 9.1% | 8.9% |
| | High School Graduate | 36.1% | 35.7% | 34.3% |
| | Some College | 22.4% | 24.4% | 25.4% |
| | Associates Degree Only | 6.0% | 5.4% | 7.1% |
| | Bachelors Degree Only | 6.8% | 13.2% | 14.1% |
| | Graduate Degree | 3.7% | 5.4% | 5.2% |
| Business | Number of Businesses | 351 | 620 | 814 |
| | Total Number of Employees | 5,773 | 10,124 | 13,100 |
| | Employees per Business | 16.44 | 16.33 | 16.10 |
| | Residential Population per Business | 6.83 | 26.10 | 29.28 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.