COMMERCIAL OUTLOTS

LAND FOR SALE

302 N MAIN STREET
BROWNWOOD, TX 76801

Offered By:

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CBRE

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Table of Contents

I. Executive Summary

The Offering:

CBRE is pleased to offer for sale two (2) commercial outlots located along Main Street in Brownwood, TX, adjacent to a newly redeveloped Dollar Tree / Shoe Show retail center. Both outlots are positioned across the street from a Walmart Supercenter and a Home Depot. Outlot #1 (1.15 AC) is paved and currently used as excess parking. Outlot #2 (3.40 AC) is located behind the redeveloped retail center.

These outlots are available individually or as a portfolio.

At a Glance:

1. Prime Location: Both outlots are situated across the street from Walmart (supercenter) and The Home Depot
2. Both outlots share a border with the newly developed retail center with Dollar Tree and Shoe Show
3. Located along the busy N Main Street, seeing over 20,000 vehicles per day
4. No income / transfer tax in state of Texas
5. Located in county seat of Brown County
6. Gross land offered: 5.84
    - 1.15 AC net usable (1.66 AC gross)
    - 3.40 AC net usable (4.18 AC gross)

Property Facts:

PROPERTY ADDRESS	302 N Main St Brownwood, TX
OUTOT #1 SIZE	1.15 AC
OUTLOT #2 SIZE	3.40 AC
PROPERTY ZONING	M1 - Restricted Industrial

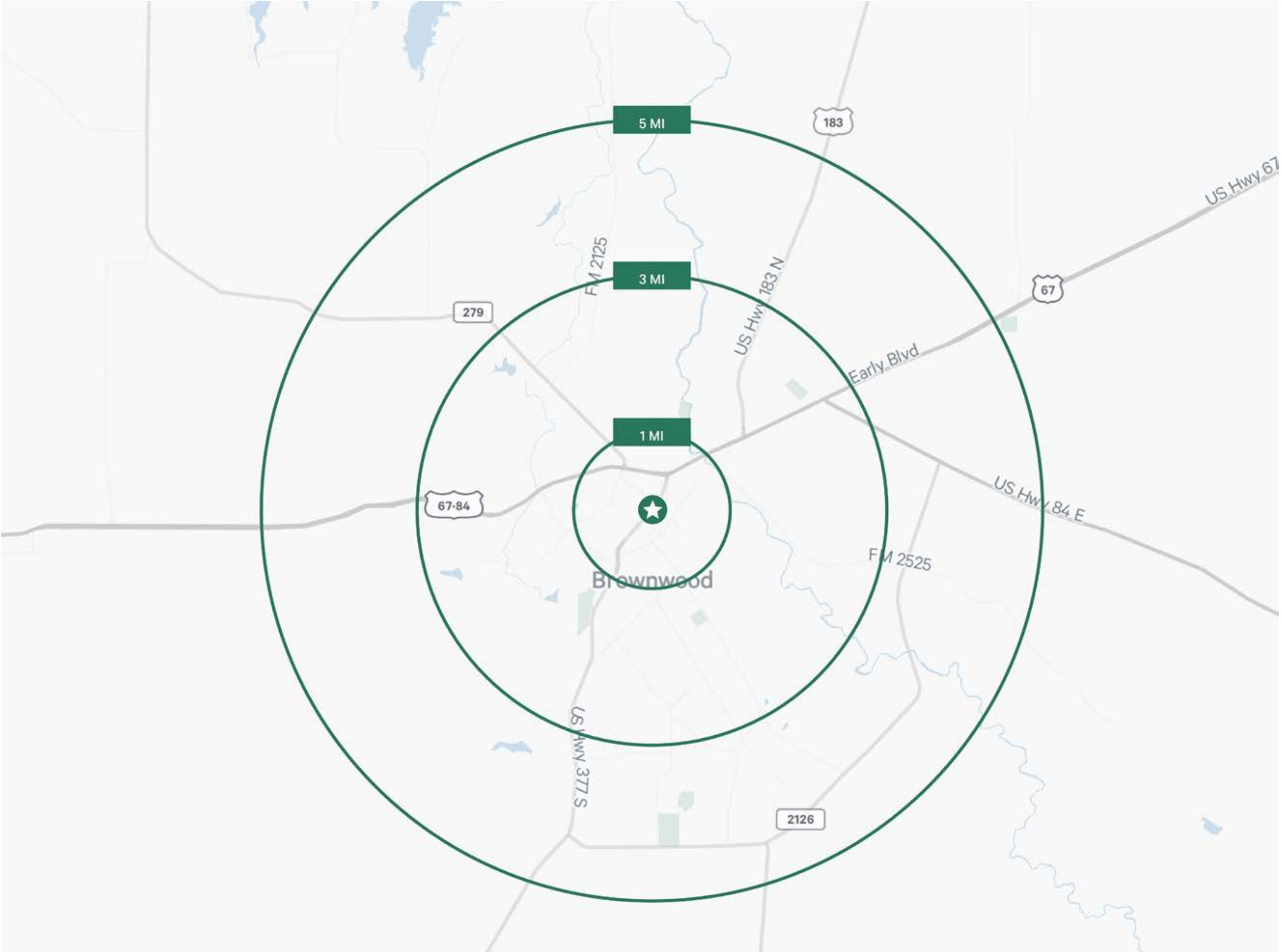
Street View Photos

III. Location & Property Overview

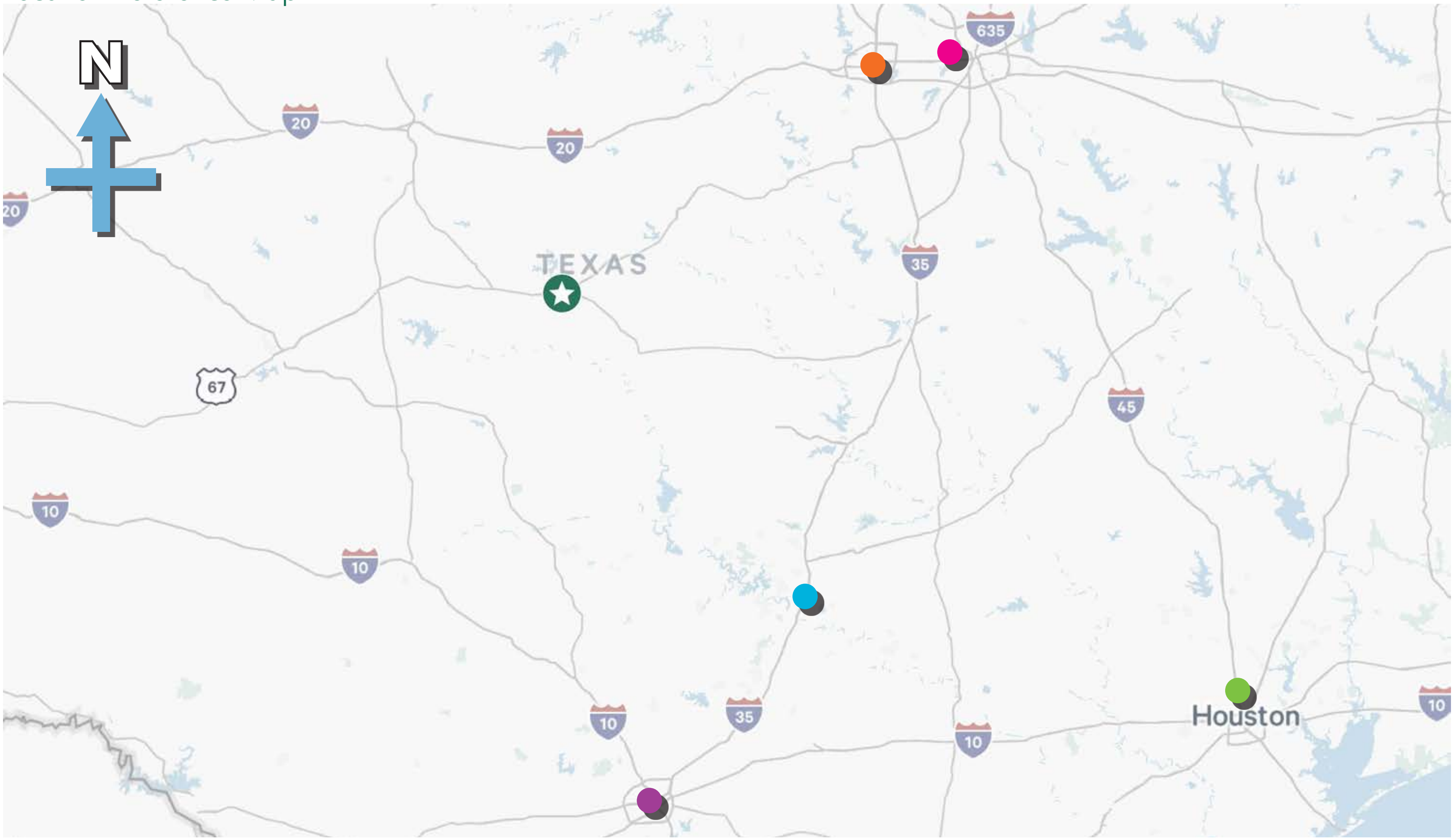
Location Aerial

Location Aerial Map

1, 3, 5-Mile Radius Overview



Location Reference Map



San Antonio, TX
187 Miles

Austin, TX
141 Miles

Dallas, TX
171 Miles

Fort Worth, TX
140 Miles

Houston, TX
288 Miles

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