

**DOWNTOWN
LIBERTY**



**SHOVEL READY
FOR PROPOSED
RETAIL**
*see page 2



MAIN ST

JEFFERSON DR

PANTEHER LN



**1 ACRE FOR SALE
FOR 7,650 SF PROPOSED RETAIL CENTER
2214 N Main St, Liberty, TX**

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PROPERTY INFO



PROPERTY DETAILS

This 1 acre site sits at the hard corner of a 4-way lighted intersection of TX-227/Main St and Jefferson Dr in the center of Liberty's retail corridor. The site is permitted for a 7,650 SF retail center and has fully approved architectural & civil drawings by the City of Liberty. It is just 1.5 mile from Hwy 90, 0.8 mile to TX-146, and 0.25 mile to Liberty Middle & High Schools. The proximity to schools and downtown Liberty makes this property ideal for various retail and professional services. Main Street is a heavily trafficked corridor that runs from Hwy 90 and merges into TX 146 with over 10,600 VPD. Call for more information.

LOCATION INFORMATION

LOCATION	SWC Main St & Jefferson Dr, North of Hwy90, West of TX 146
SUBMARKET	Liberty
SIZE	1 ACRE
PRICE	\$500,000
FLOOD PLAIN	Not in flood plain
UTILITIES	City electric, water & sewer
APN	13938
PROPOSED BLDG	7,650sf divisible by 1,071sf units
ENTITLEMENTS	Full architectural & civil drawings approved through City of Liberty

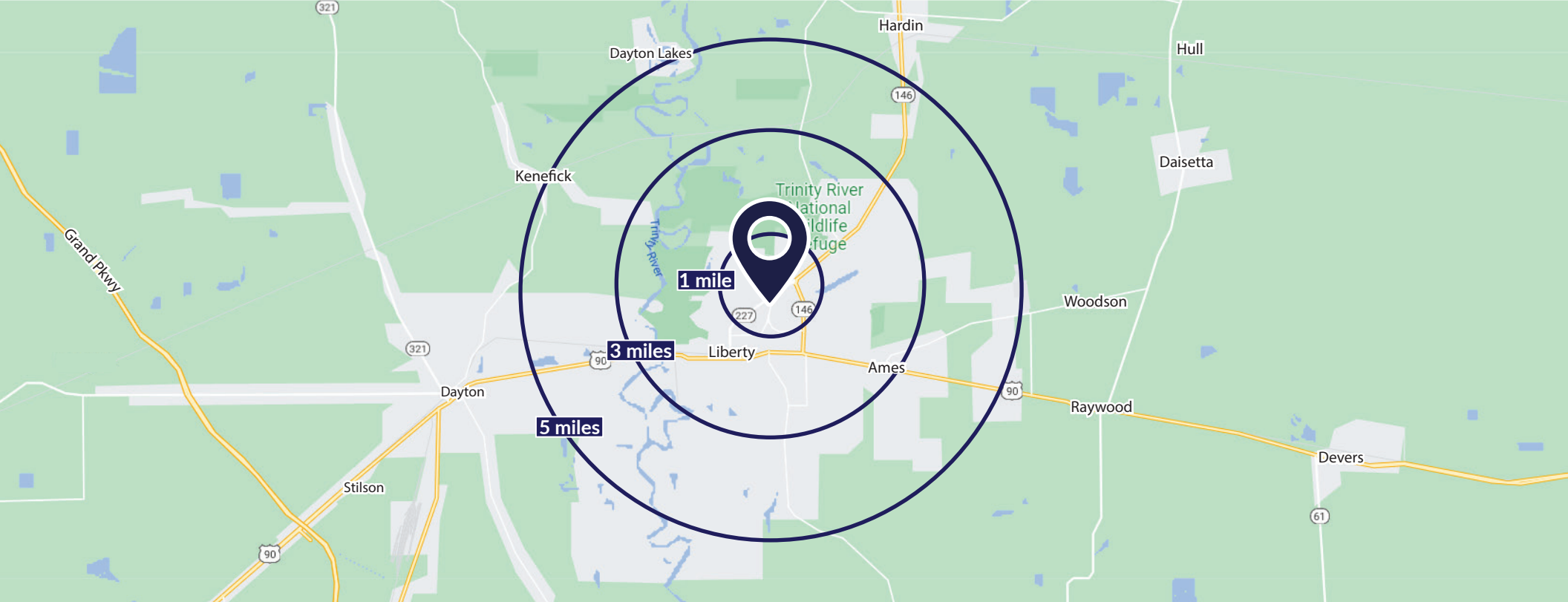
PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED JUST 1.5 MILE FROM HWY 90 AND 0.8 MILE FROM TX-146
- ⊕ IDEAL LOCATION FOR RETAIL OR PROFESSIONAL SERVICES BUSINESS
- ⊕ DIRECTLY ACROSS FROM BROOKSHIRE BROTHERS ANCHORED SHOPPING CENTER
- ⊕ AMPLE TRAFFIC DUE TO PROXIMITY TO SCHOOLS
- ⊕ HARD CORNER PROPERTY AT A 4-WAY LIGHTED INTERSECTION
- ⊕ NO FLOOD PLAIN
- ⊕ CITY UTILITIES
- ⊕ 7,650 SF PROPOSED RETAIL BUILDING DIVISIBLE BY 1,071 SF SPACES

TRAFFIC COUNTS

Main St/TX-227	10,644 - VPD
US 90 E	19,312 - VPD
Jefferson @ Main St	4,134 - VPD

DEMOGRAPHICS



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,218	8,652	11,969
Daytime Employees	1,857	4,601	4,843
Households	393	1,444	6,668
Businesses	262	587	633
Average Household Size	2.7	2.7	2.7
Owner Occupied Housing Units	1,380	2,907	4,121
Renter Occupied Housing Units	787	1,337	1,579
Median Age	35.4	35.1	35.5
Average Household Income	\$87,637	\$94,050	\$99,341



11,410
POPULATION



35.5 MEDIAN
AGE



2.7 AVERAGE
HH SIZE

\$88,546
AVG HH INCOME



633
TOTAL
BUSINESSES



4,843
TOTAL
EMPLOYEE

PROPOSED RENDERING

2214 N Main St
Liberty, TX



AERIAL PROPERTY PHOTOS

2214 N Main St
Liberty, TX



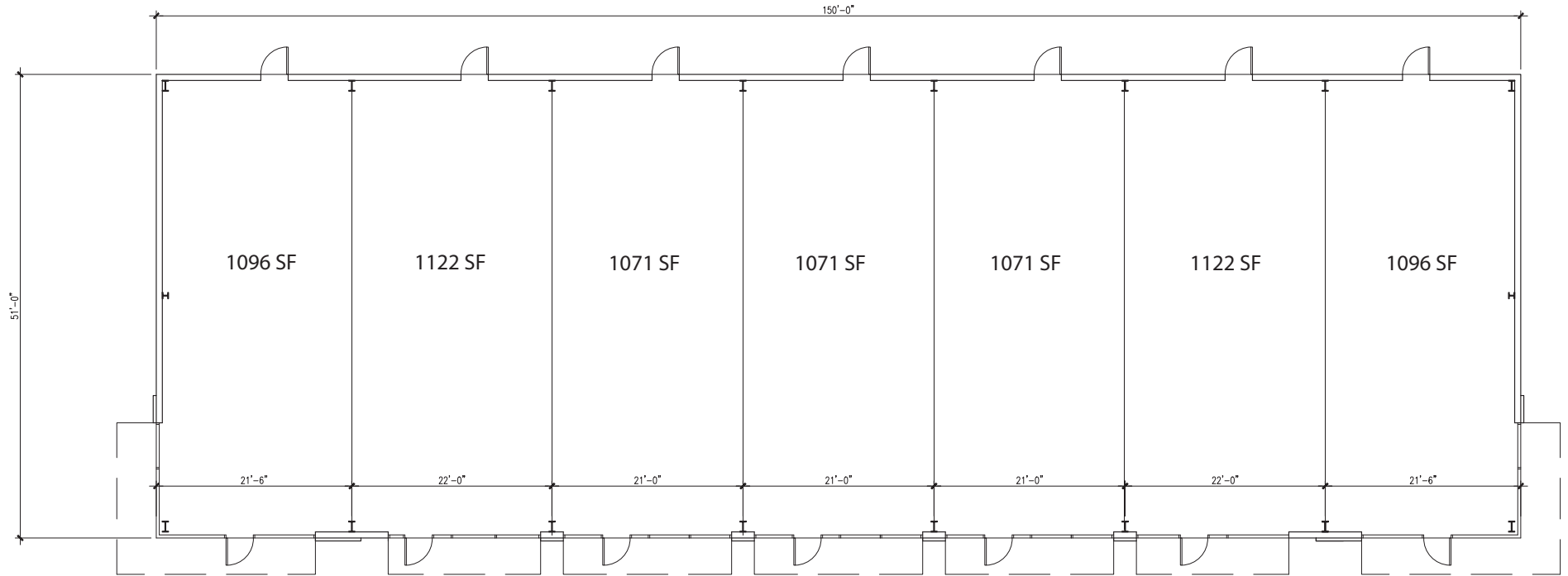
PROPOSED SITE PLAN

2214 N Main St
Liberty, TX



PROPOSED RETAIL BUILDING LAYOUT & ELEVATION

2214 N Main St
Liberty, TX



RETAIL MAP

2214 N Main St
Liberty, TX





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.

11-2-2015



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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	INFO@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 ext 1 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

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