

Grigsby's
Boutique

FOR SALE

Leased Retail - 59 N Chadbourne St, San Angelo, TX 76903-5848

59 N Chadbourne St, San Angelo, TX 76903-5848

FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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ADVISOR BIOS	17	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Bill Rapp

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PROPERTY INFORMATION

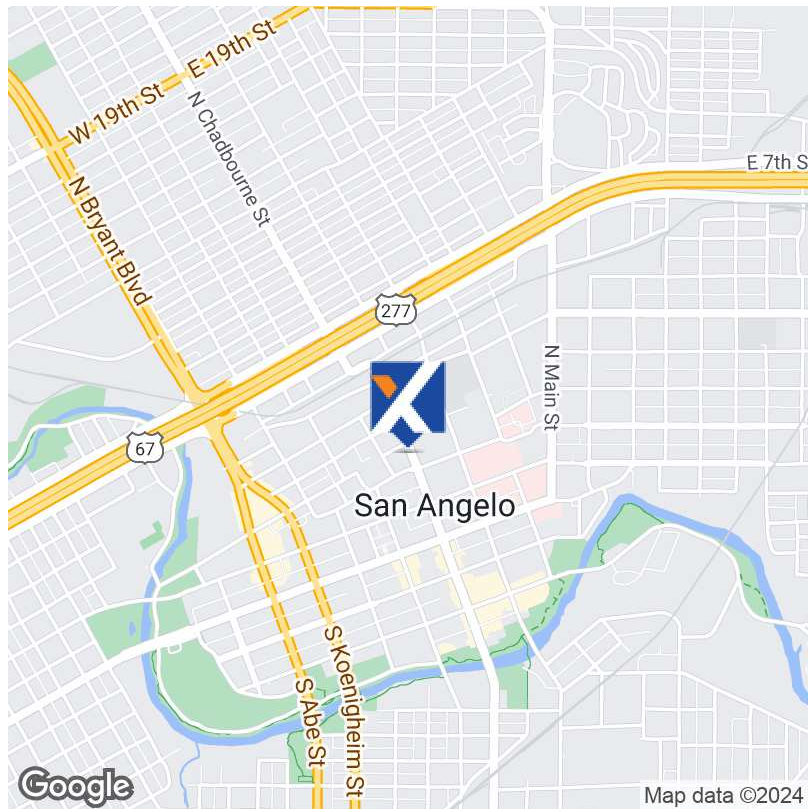
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FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	2,488 SF
Available SF:	
Lot Size:	3,136 SF
Number of Units:	1
Price / SF:	\$120.58
Year Built:	1957
Renovated:	2021
Zoning:	Retail Trade - Real Commercial
Market:	San Angelo
Submarket:	Downtown

PROPERTY OVERVIEW

Here is your chance to secure to own a prime retail space on one of Downtown San Angelo's most sought-after streets, you'll reap the benefits from day one. The property boasts an average daily traffic count of 8,150, ensuring maximum exposure for your business and attracting a steady flow of customers. Located within the TIRZ Investment District of Downtown San Angelo. The display windows add a touch of elegance, perfect for showcasing products and enticing potential customers. Free street parking adds convenience for both clients and employees.

PROPERTY HIGHLIGHTS

- 1. TIRZ Investment District
- 2. 4 Years plus remaining on the lease
- 3. Downtown San Angelo location

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FOR SALE | Property Description



PROPERTY DESCRIPTION

Here is your chance to secure to own a prime retail space on one of Downtown San Angelo's most sought-after streets, you'll reap the benefits from day one. The property boasts an average daily traffic count of 8,150, ensuring maximum exposure for your business and attracting a steady flow of customers. Located within the TIRZ Investment District of Downtown San Angelo. The display windows add a touch of elegance, perfect for showcasing products and enticing potential customers. Free street parking adds convenience for both clients and employees.

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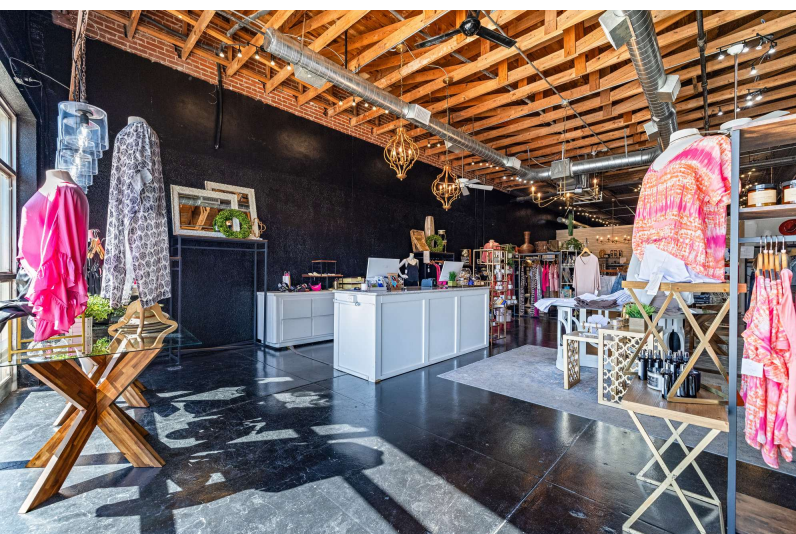
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FOR SALE | Complete Highlights



PROPERTY HIGHLIGHTS

- 1. TIRZ Investment District
- 2. 4 Years plus remaining on the lease
- 3. Downtown San Angelo location

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FOR SALE | Additional Photos



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LOCATION INFORMATION

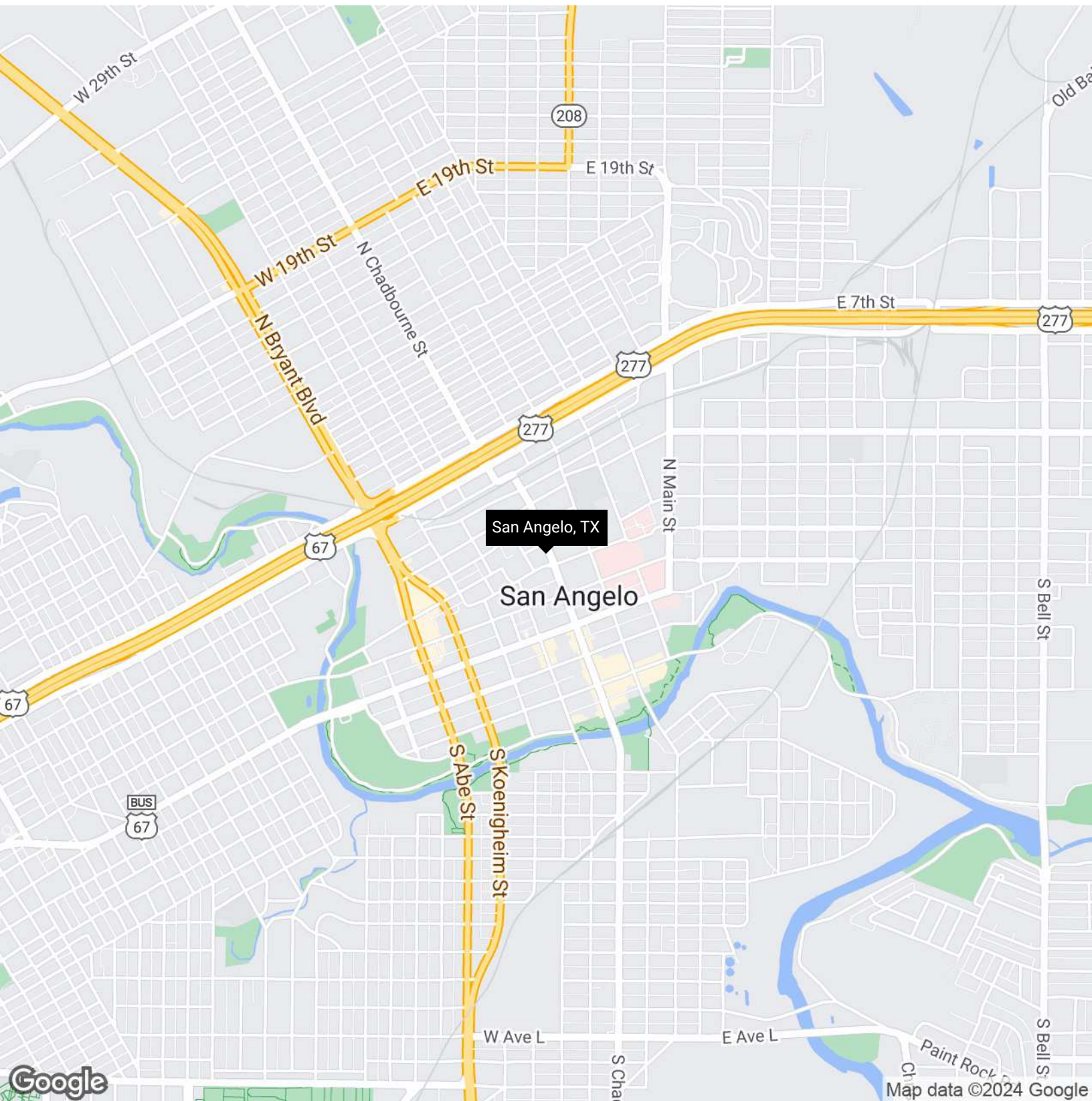
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FOR SALE | Regional Map



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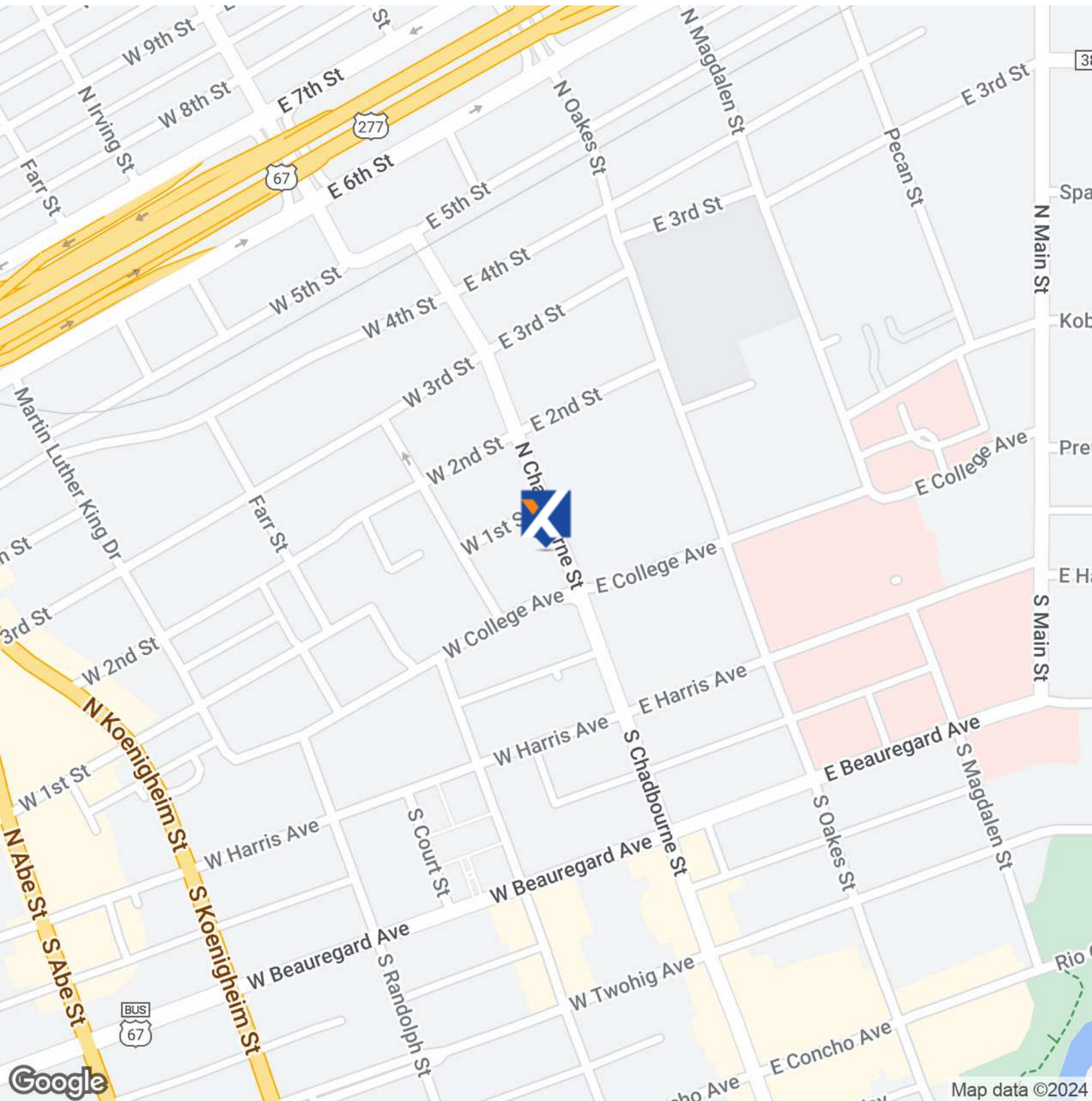
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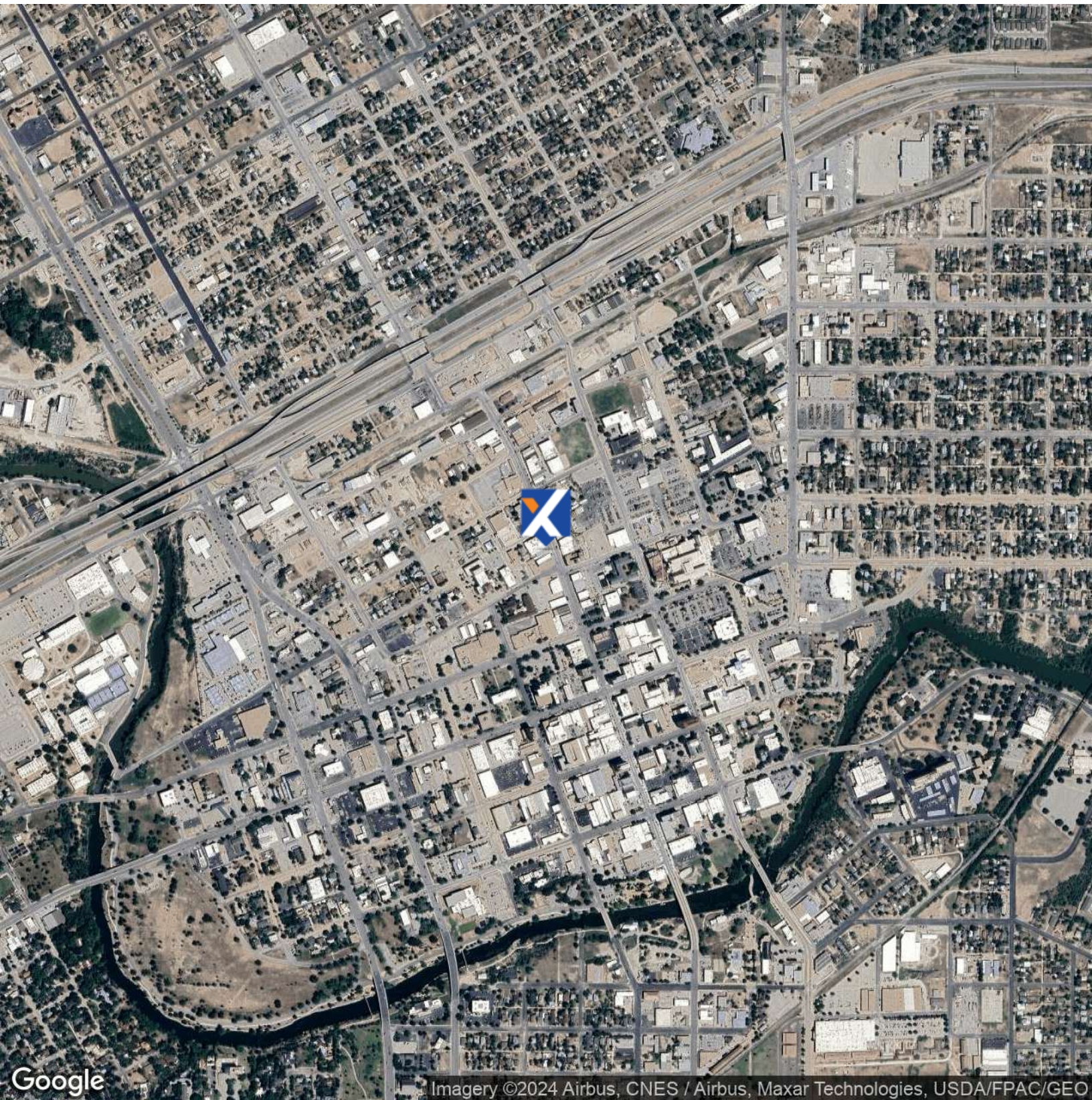
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FOR SALE | Aerial Map



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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SALE COMPARABLES

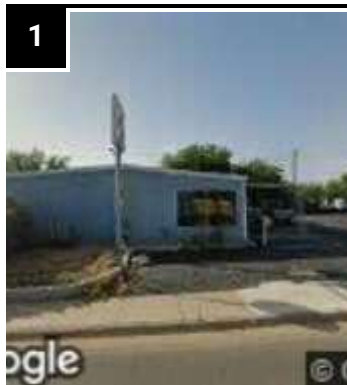
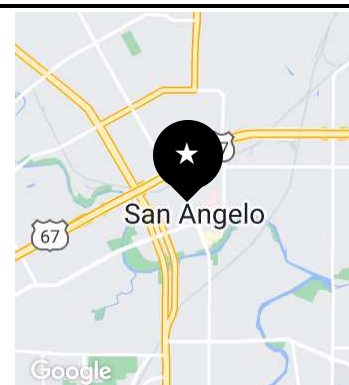
FOR SALE | Sale Comps



LEASED RETAIL - 59 N CHADBOURNE ST, SAN ANGELO, TX 76903-5848

59 N Chadbourne St, San Angelo, TX 76903-5848

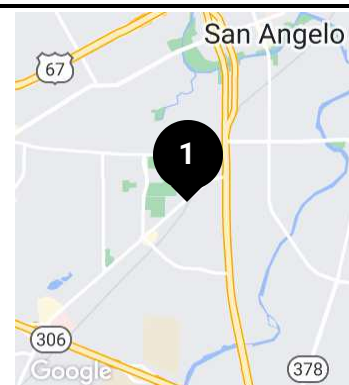
Price:	\$300,000	Bldg Size:	2,488 SF
Lot Size:	3,136 SF	No. Units:	1
Year Built:	1957		



999 KNICKERBOCKER RD

San Angelo, TX 76904

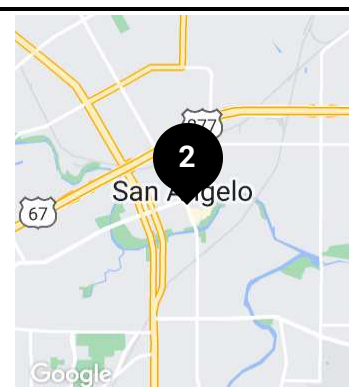
Price:	\$575,000	Bldg Size:	2,000 SF
Lot Size	22,477 SF	Year Built:	1959



118 S CHADBOURNE ST, SAN ANGELO, TX 76903

San Angelo, TX 76903

Price:	\$542,640	Bldg Size:	2,250 SF
Lot Size	3,267 SF	Year Built:	1900



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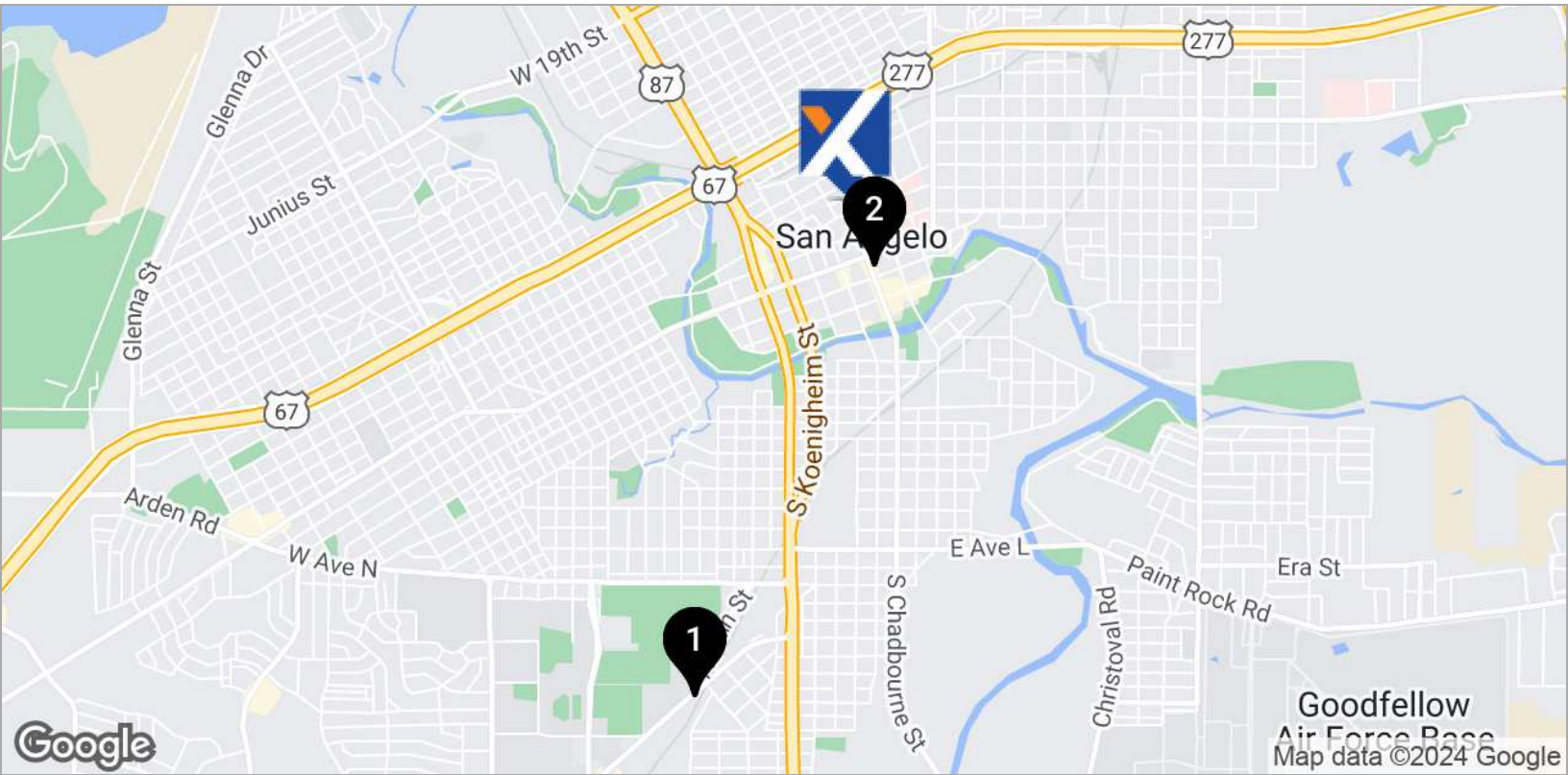
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Sale Comps Map & Summary



NAME/ADDRESS		PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	Leased Retail - 59 N Chadbourne St, San Angelo, TX 76903-5848 59 N Chadbourne St San Angelo, TX	\$300,000	2,488 SF	3,136 SF	1
1	999 Knickerbocker Rd San Angelo, TX	\$575,000	2,000 SF	22,477 SF	-
2	118 S Chadbourne St, San Angelo, TX 76903 San Angelo, TX	\$542,640	2,250 SF	3,267 SF	-
AVERAGES		\$558,820	2,125 SF	12,872 SF	

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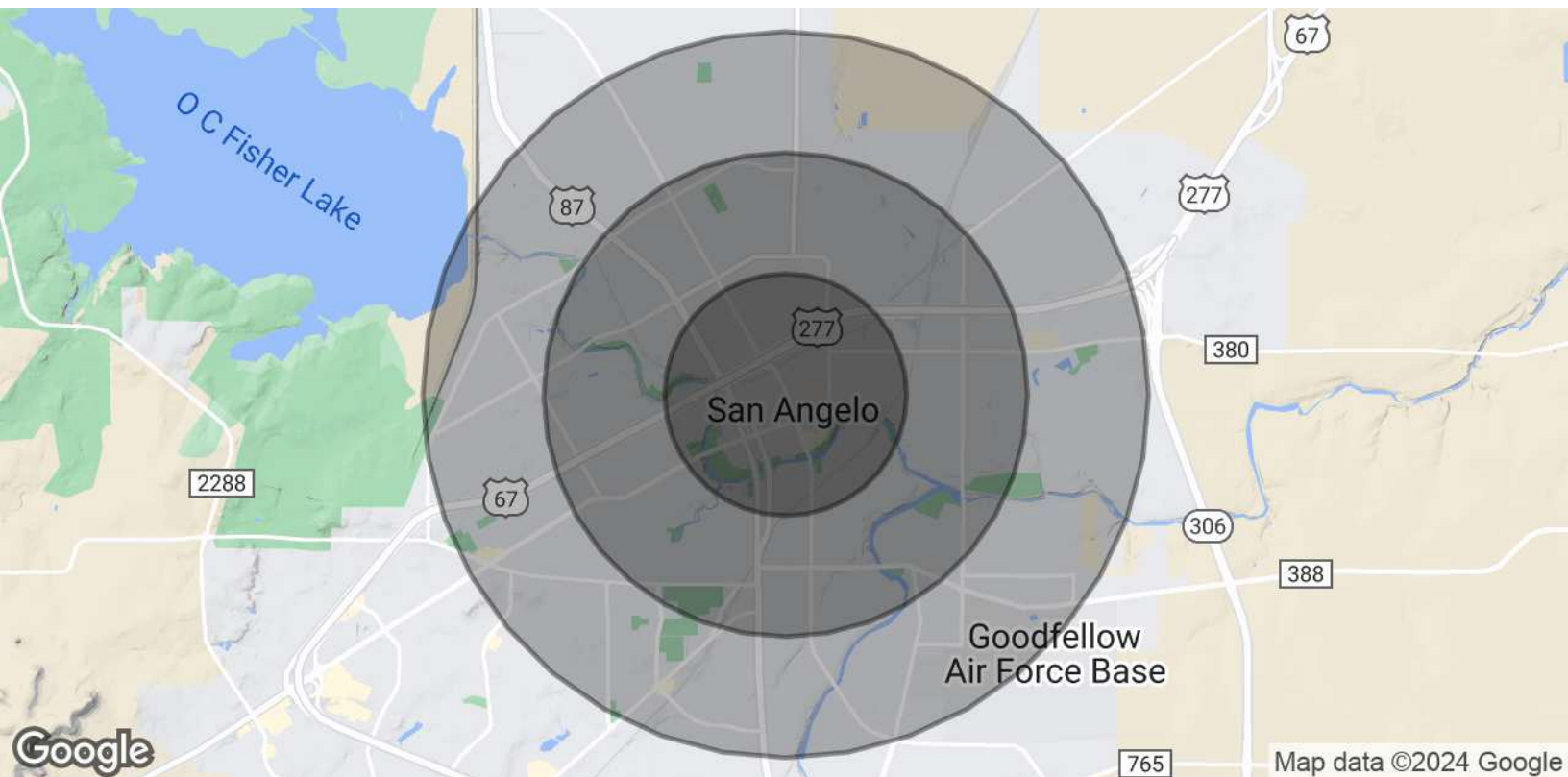
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DEMOGRAPHICS

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,402	28,496	58,360
Average Age	41.9	39.3	36.6
Average Age (Male)	40.2	36.1	33.7
Average Age (Female)	43.3	41.5	38.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,198	12,754	23,583
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$48,155	\$50,194	\$52,454
Average House Value	\$90,680	\$110,085	\$108,724

2020 American Community Survey (ACS)

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ADVISOR BIOS

FOR SALE | Advisor Bio 1



BILL RAPP

Broker Associate

bill.rapp@expcommercial.com

Direct: **855.450.0324 xx255** | Cell: **281.222.0433**

TX #595622

PROFESSIONAL BACKGROUND

I am a Houston commercial broker, with residential experience, as well as a lending background. I have been in the real estate industry for 14 years and counting, and I have worked in many roles within the industry and each has given me a unique perspective of the industry as a whole.

My dedication to clients is rooted in this industry knowledge, but also includes my desire to go the extra mile in networking to source off market opportunities for my clients. Me and my team at eXp Commercial have a cutting-edge technology package that gets the widest exposure for each transaction. eXp Commercial offers a nationwide network through which we can deliver the best exposure and professional advice to achieve our clients' goals while also minimizing their risk.

Clients appreciate my methodical method of discovery in our initial consultation. Through which we can get to know each other and their specific's business's needs and objectives on a granular level. Our processes help navigate each transaction and its potential pitfalls through to a successful outcome for our clients. It is my stated goal to provide our clients with extensive market analysis and expertise that fosters innovative solutions and rewarding commercial real estate opportunities.

EDUCATION

Texas A&M BBA Finance

MEMBERSHIPS

CCIM Candidate

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