

Star Plaza Center

2126 Highway 71 S, Columbus, TX 78934



PROPERTY DETAILS

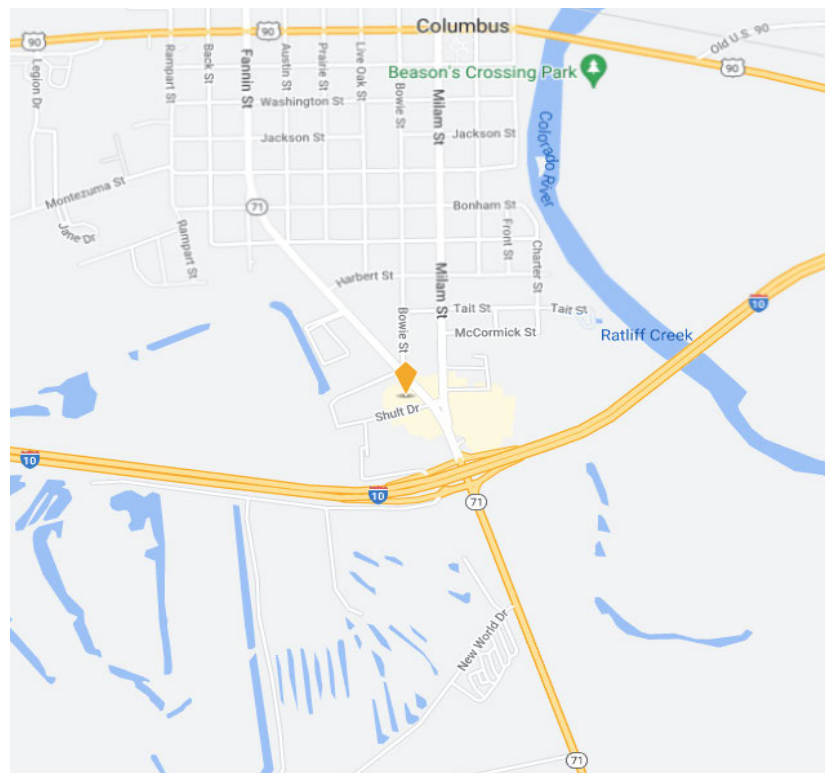
Star Plaza Retail Center consists of two retail centers totaling 14,628 SF in historic Columbus, Texas. This center is located on Highway 71, one block from Interstate 10 and across the street from big box retailers H-E-B and Walmart.

Columbus, TX is a thriving town with a rich history and a welcoming community. The area boasts a diverse range of local businesses, a strong local economy, and a supportive business environment. The town's strategic location along I-10 ensures a steady flow of visitors and potential customers.

Only one 1,293 SF retail space is currently available, which is in line with H&R Block and Latte Cafe.

EXECUTIVE SUMMARY

| | |
|----------------------------|-----------------------------|
| Total Available SF: | 1,293 SF |
| Lease Rate: | \$17/SF/Yr + NNN |
| Class: | Class B |
| Building Size: | 6,957 SF |
| Sub-market: | Central Texas Area |
| Parking: | Ample Surface Level Parking |
| Parking Ratio: | 4/1,000 SF |
| Style: | Retail |
| Traffic Count: | 12,224 Per Day |





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PROPERTY HIGHLIGHTS

- Spacious Interior, open retail space, perfect for a variety of business types including boutique shops, cafes, and service providers.
- Pylon signage available
- Excellent Access to I-10, Highway 90, and Highway 71
- Located in the heart of downtown Columbus, this retail space benefits from high foot traffic and excellent visibility.
- Columbus is the county seat for Colorado County, rich in historical value dating back to 1823 and known as the center of business and trade for surrounding counties



Keen Realty Group, LLC

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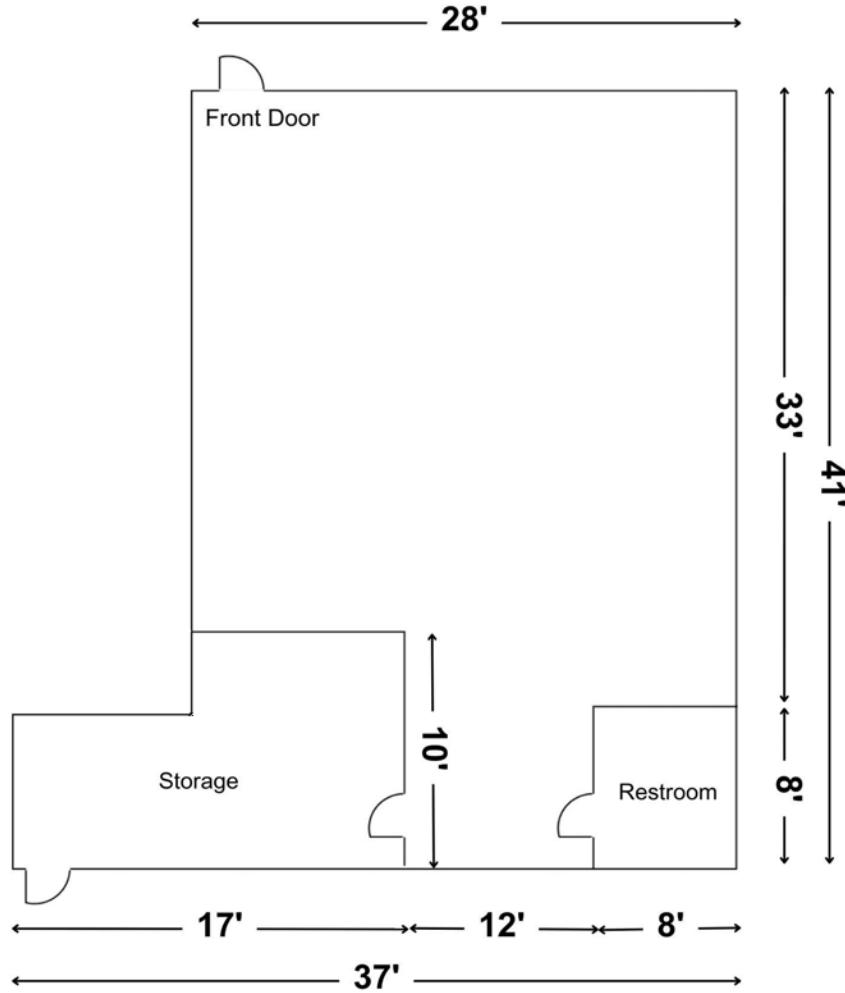
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AVAILABLE SPACE(S)

Unit D



| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) | COMMENTS |
|--------|------------------|------------|-----------|----------|
| Unit D | \$17/SF/Yr + NNN | Triple Net | 1,293 SF | |

All measurements are estimated and should be verified independently

SITE PLAN



DEMOGRAPHICS (within 3 mile radius):

2023 Households - 1,854

Total Spending - \$53,016,015

Avg Household Income - \$82,744

Avg Household Spending - \$28,595

Total Employees - 3,958

Median Home Value - \$202,212

Total Businesses - 504

Median Age - 40.4 Years

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AERIAL MAP



| | |
|-----------------------------|---------|
| Interstate 10 | 0.2 mi |
| Highway 90 | 1.0 mi |
| Sealy | 25.5 mi |
| Katy | 44.9 mi |
| Downtown Houston | 75.1 mi |
| Downtown Austin | 89.6 mi |
| Downtown San Antonio | 124 mi |



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|----------------------|---------------------|----------------|
| KEEN REALTY MANAGEMENT, LLC | 9004546 | todd@keenrealty.com | 346-571-5226 |
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |

| | | | |
|------------------------------------|----------------------|---------------------|----------------|
| Todd Michael Jurek | 381470 | todd@keenrealty.com | 346-571-5226 |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ 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