

RETAIL FOR SALE

357 W AUSTIN ST GIDDINGS, TX 78942



TRANSWORLD®
Commercial Real Estate



FOR SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



TRANSWORLD®
Commercial Real Estate

PRESENTED BY:

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CO - ER100016698, TX - 759206

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SECTION I

Property Summary



PROPERTY SUMMARY

Retail For Sale
357 W Austin St Giddings, TX 78942



Design Highlights

Property Type::	Retail
Zoning:	GC(General Commercial)
Land:	.092 AC
Available SQ FT:	1,800 SQ FT
Year Built:	1970
Docks:	1
Drive Ins:	None
Building Height:	12'
Parking Spaces:	4
Listing Price:	\$149,999

Property Overview

Built in 1960 and zoned GC (General Commercial), this 1,800-square-foot freestanding commercial building for sale or lease in Giddings, Texas offers a broad range of investment and owner-user opportunities. The space features approximately 10-foot clear height, one loading dock, and four on-site parking spaces, providing functional flexibility for retail storefront, office space, light industrial, service business, or small operations. Previously used as laundromat washateria. 0.092 acres commercial real estate investment property presents a compelling opportunity for small business owners, commercial property investors, or entrepreneurs seeking affordable commercial space in a growing Central Texas market with strong cash flow potential, excellent visibility on US 290 right in the Central Business District of Giddings.

Location Overview

Located along W Austin Street, one of Giddings' primary commercial corridors, the property benefits from strong visibility and convenient access to the city's retail and civic core. The site is positioned just minutes from US Highway 290, providing regional connectivity between Austin, Houston, and surrounding Central Texas communities. Giddings serves as the county seat of Lee County, supporting steady local traffic from government offices, schools, and established residential neighborhoods, making the location well suited for neighborhood retail and service-oriented uses.

SECTION II

Photos



PROPERTY PHOTOS

Retail For Sale

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SECTION III

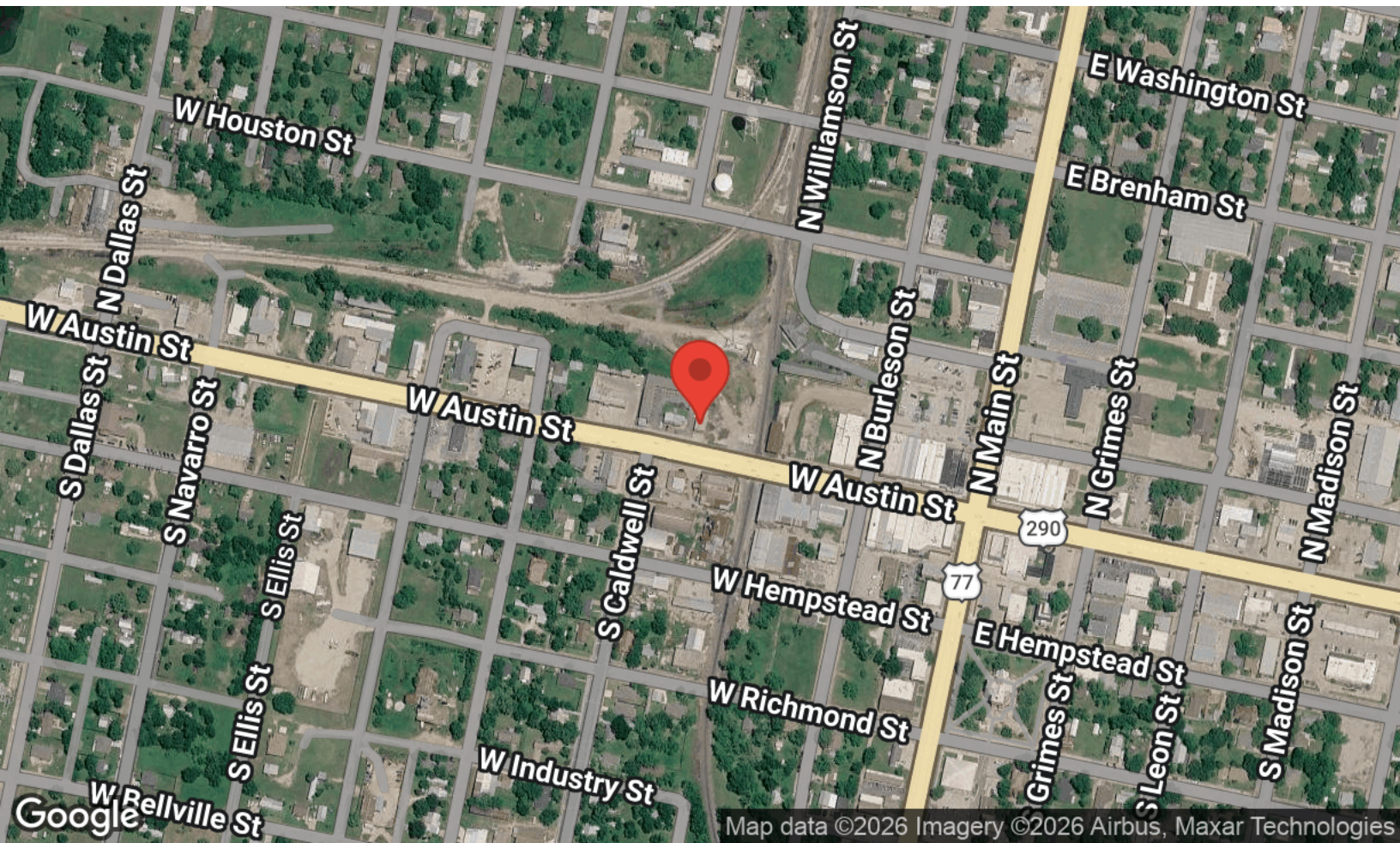
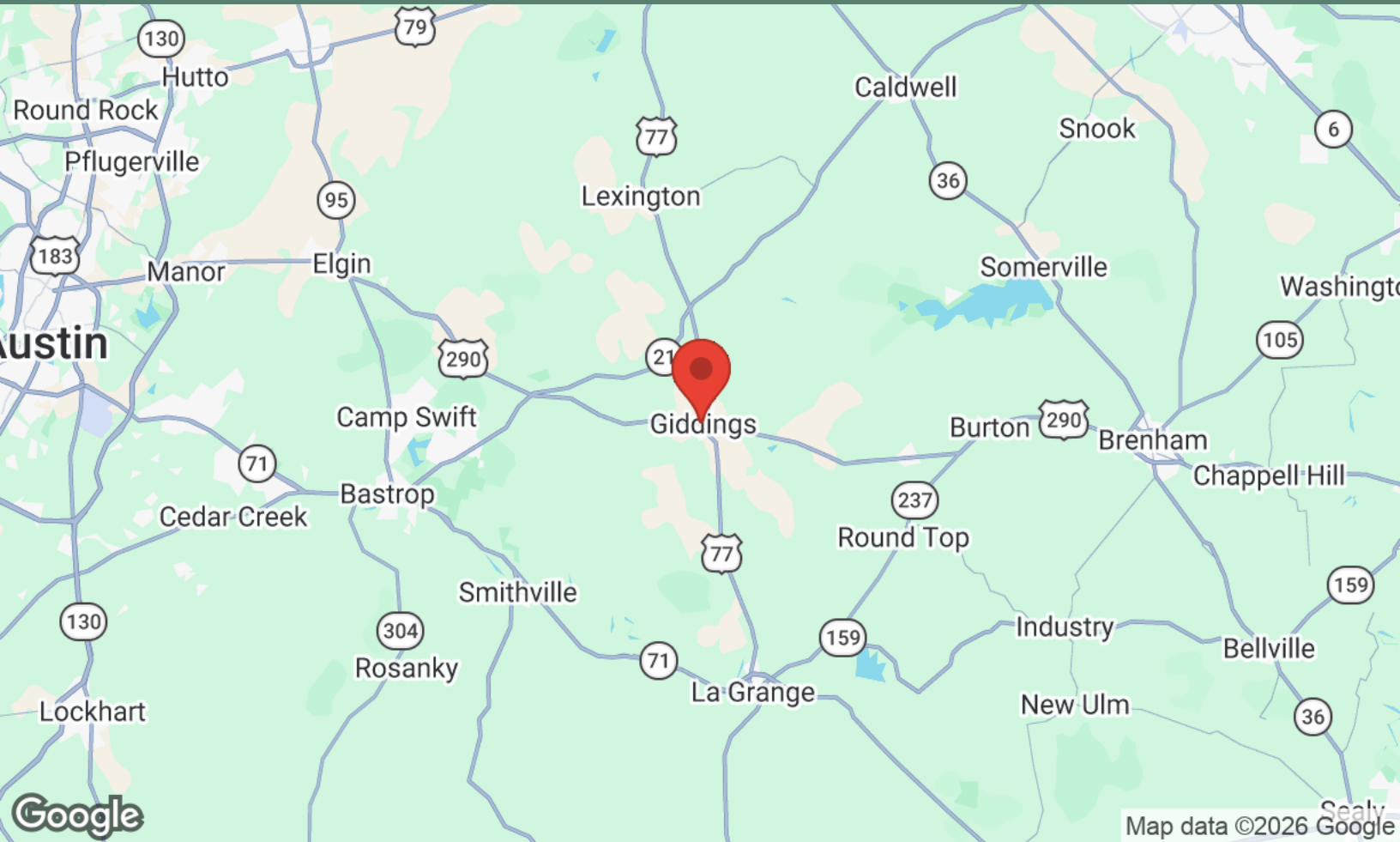
Maps / Demographics



LOCATION MAPS

Retail For Sale

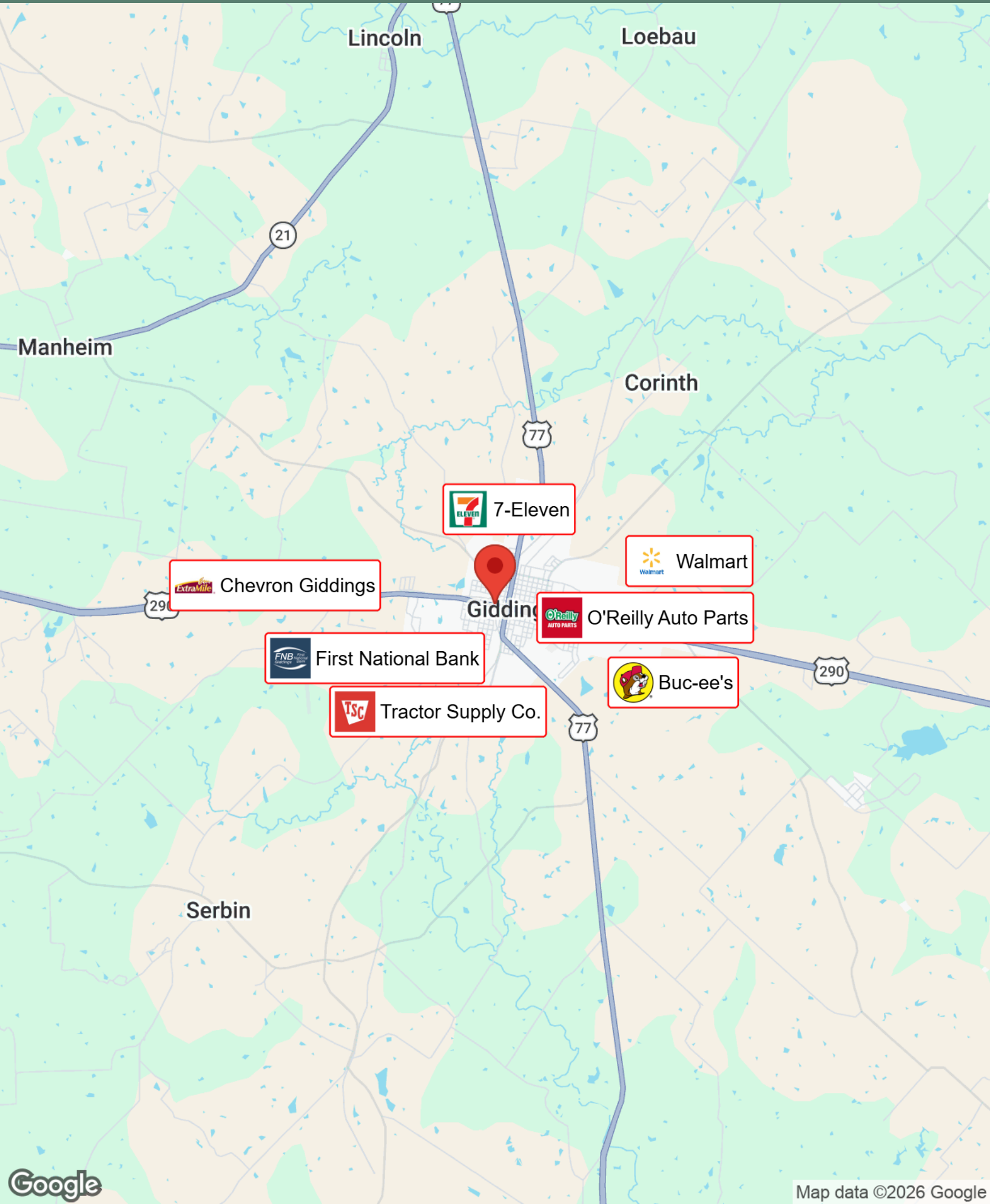
357 West Austin Street | Giddings, TX 78942



BUSINESS MAP

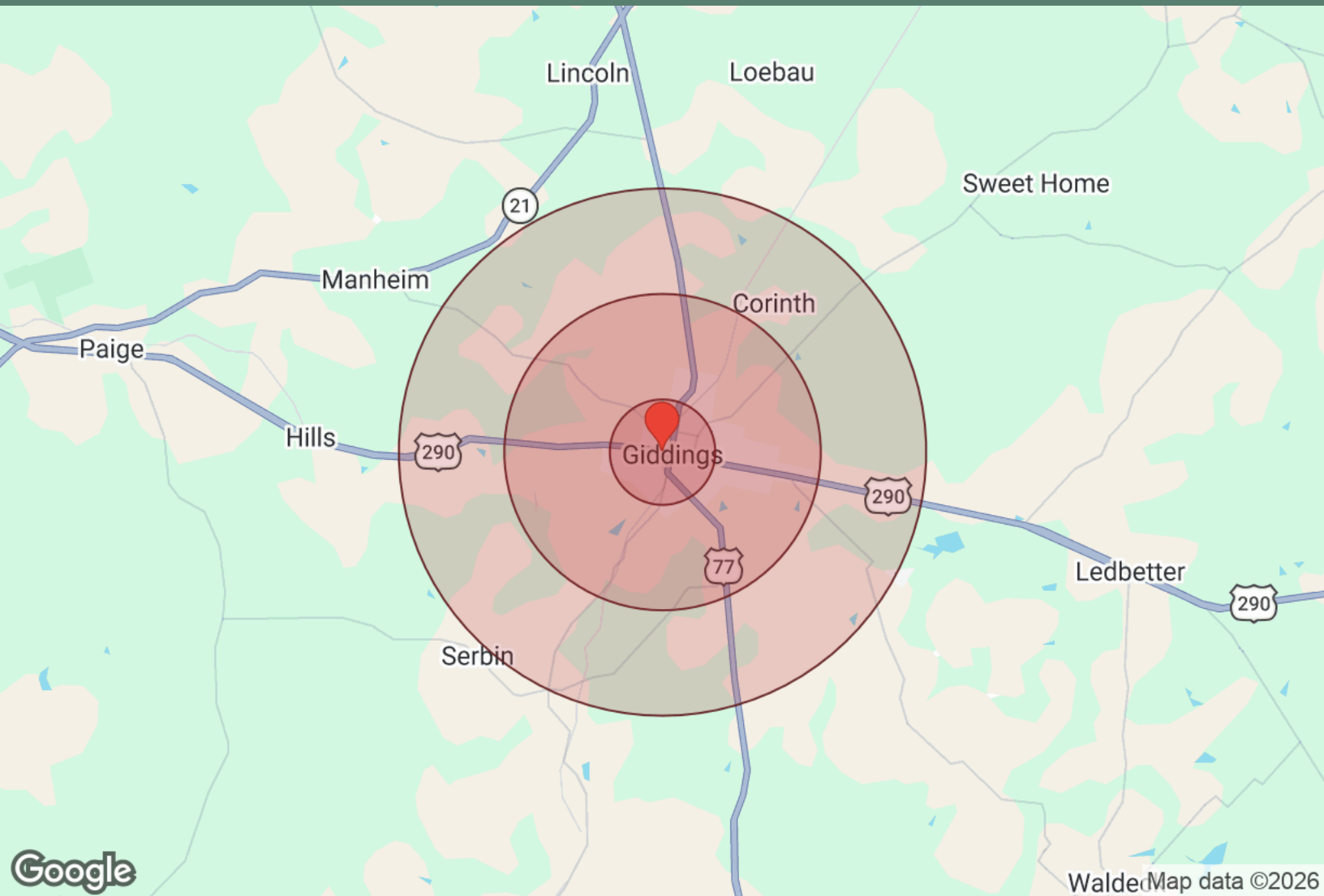
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DEMOGRAPHICS

Retail For Sale
357 West Austin Street | Giddings, TX 78942



WaldenMap data ©2026

Distance:  1 Mile  3 Miles  5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	N/A	N/A	N/A
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Asian	N/A	N/A	N/A
Multiracial	N/A	N/A	N/A
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	N/A	N/A	N/A
Ages 15 - 24	N/A	N/A	N/A
Ages 25 - 54	N/A	N/A	N/A
Ages 55 - 64	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	N/A
Under \$15k	N/A	N/A	N/A
\$15k - \$25k	N/A	N/A	N/A
\$25k - \$35k	N/A	N/A	N/A
\$35k - \$50k	N/A	N/A	N/A
\$50k - \$75k	N/A	N/A	N/A
\$75k - \$100k	N/A	N/A	N/A
\$100k - \$150k	N/A	N/A	N/A
\$150k - \$200k	N/A	N/A	N/A
Over \$200k	N/A	N/A	N/A



Aaron Barnes

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Broker**

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Aaron Barnes is a commercial real estate broker with Transworld Commercial Real Estate, specializing in investment sales and leasing for business owners and investors. He works closely with clients to evaluate opportunities, position assets for maximum value, and execute transactions with precision and discretion. Backed by the global Transworld network, Aaron combines local market expertise with national and international reach, providing clients access to qualified buyers, comprehensive market data, and a proven transaction process. His experience spans income-producing properties, owner-user real estate, and businesses with underlying real estate assets. Known for his strategic approach, clear communication, and commitment to results, Aaron helps clients navigate complex commercial real estate decisions with confidence—from valuation through closing.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Phil Kubat</u>	<u>phil@transworldcre.com</u>	<u>(303) 981-1936</u>	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Aaron Barnes</u>	<u>826401</u>	<u>abarnes@tworld.com</u>	<u>(512) 619-8776</u>
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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