



Each office is independently owned and operated.

FOR SALE

**RETAIL BUILDING
BAR/TAVERN (RAW 1899)
36-38 N Chadbourne Street, San Angelo, TX**

Sterling D. Fryar, MAI
Associate Broker
325-276-0757
sterling.fryar@kw.com



Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum (“COM”) is provided by Keller Williams Real Estate and Sterling Property Group, LLC, solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization of Keller Williams Real Estate and/or Sterling Property Group, LLC.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information, and other data compiled for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Keller Williams Real Estate and Sterling Property Group, LLC have not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Keller Williams Real Estate and/or Sterling Property Group, LLC.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty from any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: 1) all information contained herein, and all other information you have received or may hereafter receive from Keller Williams Real Estate and/or Sterling Property Group relating to the Property, whether oral, written, or in any other form (collectively, the “Information”), is strictly confidential; 2) you will not copy or reproduce, and claim as your own without attribution to Keller Williams Real Estate and/or Sterling Property Group, LLC, all or any part of this COM or the Information; 3) upon request by Keller Williams Real Estate and/or Sterling Property Group, LLC at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; 4) for yourself and all your affiliates, officers, employees, representative, agents and principals, you hereby release and agree to indemnify and hold harmless Keller Williams Real Estate and/or Sterling Property Group, LLC all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; 5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and 6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Keller Williams Real Estate and/or Sterling Property Group, LLC shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond with obtaining such relief.

PREPARED BY



Sterling D. Fryar, MAI
Associate Broker
Sterling.Fryar@kw.com
C: 325-276-0757



Table of Contents

Property Information	3
Location Information	12
Financial Analysis	17
Demographics	22



Each office is independently owned and operated.

SECTION 1

PROPERTY INFORMATION



RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



PROPERTY OVERVIEW – BAR/TAVERN

RAW 1899, in itself, is historic, once owned by First Baptist Church San Angelo. Century-old rock and brick walls still proudly stand. (If only they could talk!) The tin ceiling is original, as is the Concho River sand cement floor that has felt the footsteps of time gone by. You're surrounded by a place that bears witness to a spiritual past.

The property is located on the hard corner of Chadbourne Street and College Avenue which boasts heavy traffic counts.

The focal point of the building is the big, beautiful bar. Make your way there to sit, sip and taste. From fine wines to craft beers, and everything in between, bottles and tap. Specialty cheeses. Charcuterie - distinctive sliced meats. All provided with extraordinary service.

PROPERTY OVERVIEW – ART GALLERY

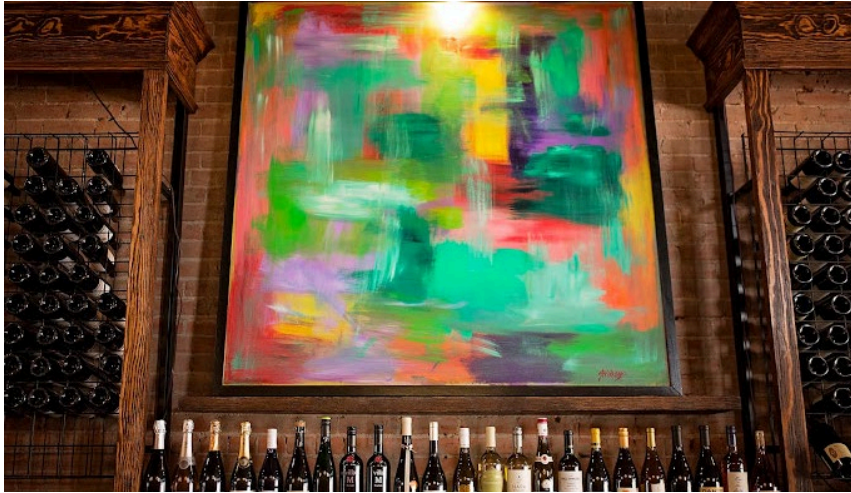
On the opposite end of the bar, there is a large, beautiful art gallery that doubles as an event venue. The owners have hosted numerous art shows displaying beautiful pieces for local and other artists.

Brushstrokes and Beyond Art Show and Sale is a premier event that was hosted on June 13 showcasing the incredible talent of Susan Williams.

Other artists include Debra Vance, Gail Stillwell, Nancy Barnard, Paula Lay, Margaret and Dr. Charlesworth, just to name a few.

PROPERTY INFORMATION || EXECUTIVE SUMMARY

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



LOCATION INFORMATION

Building Name	RAW 1899 - Bar/Tavern/Retail
Street Address	36-38 Chadbourne Street
City, State, Zip	San Angelo, TX
Asset Type	Retail, Venue, Business, Going Concern
Market	San Angelo
Year Built	1910
Lot Size	23,589 SF

FINANCIAL INFORMATION

Effective Gross Rental Income (PROFORMA)	\$124,922
List Price	\$1,500,000
Cap Rate	7.16%

OFFERING SUMMARY

Building Name	RAW 1899 - Bar/Tavern/Retail
Size	4,136 SF
Cap Rate	7.16%
Effective Gross Rental Income (PROFORMA)	\$124,922
Lot Size	23,589 SF
Market	San Angelo

HIGHLIGHTS AND VALUE ADD

- Turn key business operation with full bar, kitchen, and event venue
- Artist-booked events through June 2025
- Over 700 contacts for artists
- Potential to increase business hours to capture more income
- Brunch, Wedding Showers, Baby Showers, etc. – potential to increase gross income
- Prime location for Bar/Tavern and business has increased since getting their liquor license

PROPERTY INFORMATION || COMPLETE HIGHLIGHTS AND VALUE ADD

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com



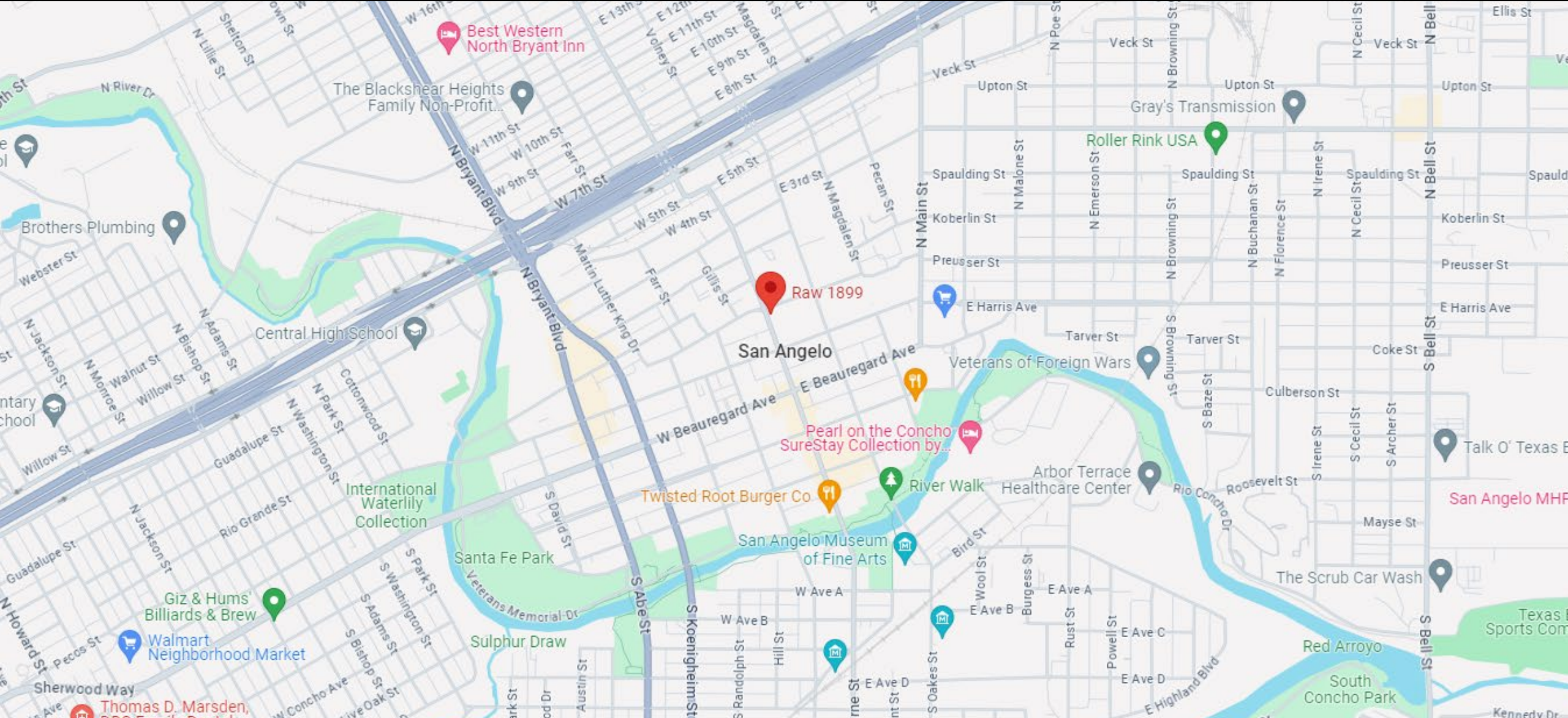
Each office is independently owned and operated.

SECTION 2

LOCATION INFORMATION

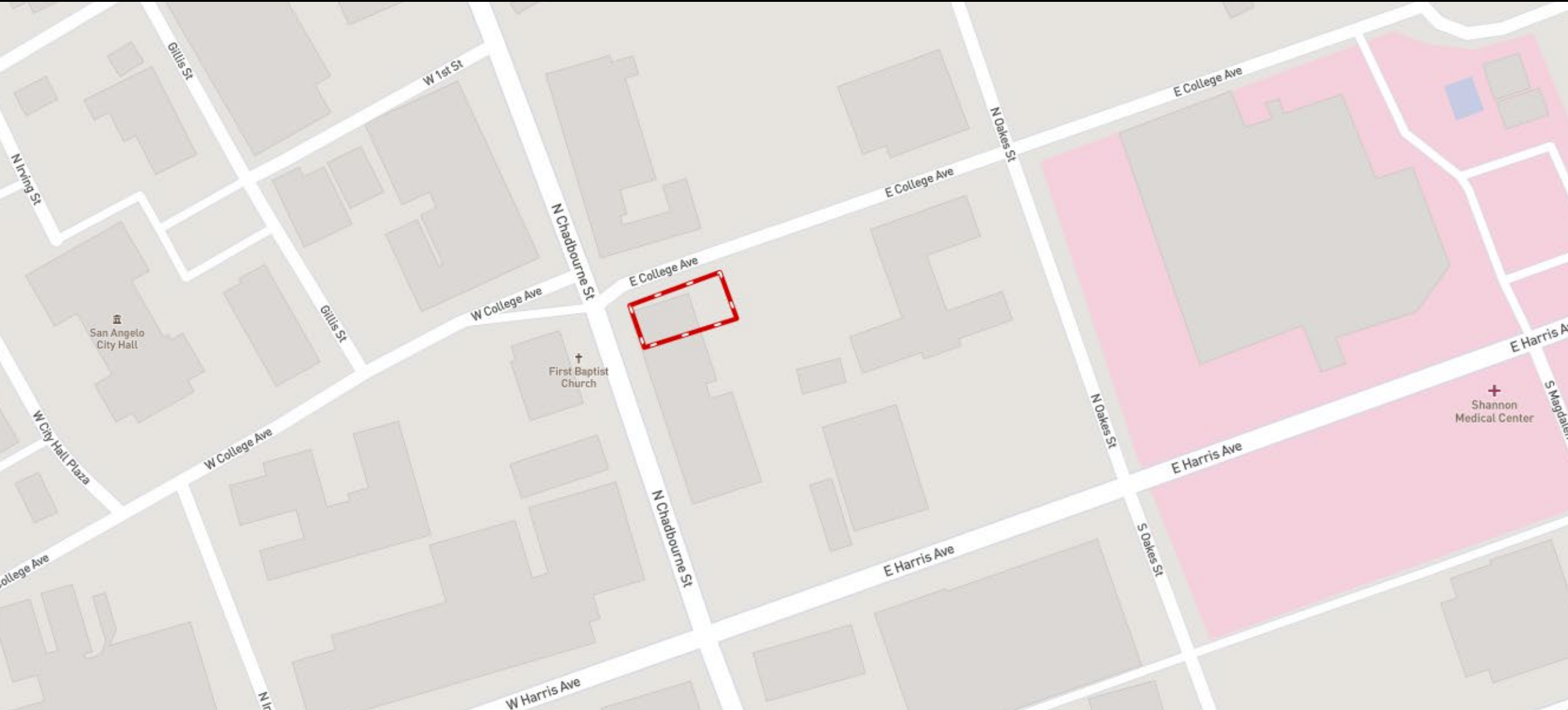


RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



LOCATION INFORMATION || LOCATION MAPS

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



LOCATION INFORMATION || LOCATION MAPS

Why San Angelo?

Total: 54.1k



2013 2014 2015 2016 2017

Total: 54.1k



2013 2014 2015 2016 2017

Why San Angelo?

- ❖ San Angelo's 100,000 residents take pride in Angelo State University, Goodfellow Air Force Base, the International Waterlily Collection, excellent medical facilities and many cultural events.
- ❖ The versatile San Angelo State Park helped the city earn the number two spot on Livability.com's Top 10 Great Places to Ride a Bike.
- ❖ The Concho River Walk has been designated one of five Great Public Spaces on the American Planning Association's annual Great Places in America list.
- ❖ The San Angelo Stock Show and Rodeo began in 1932, making it one of the longest-running rodeos in the world.
- ❖ San Angelo has consistently been ranked as one of the best small cities for business and employment. In 2013, it ranked fourth in the nation in *Forbes* magazine's "Best Small Cities For Jobs" rankings. In 2010, *Kiplinger's Personal Finance* named San Angelo as one of the "Best Cities of the Next Decade". In 2009, *CNN Money* ranked San Angelo as one of the best cities to launch a small business.
- ❖ The Concho River Walk has been designated one of five Great Public Spaces on the American Planning Association's annual Great Places in America list.





Each office is independently owned and operated.

SECTION 3

FINANCIAL ANALYSIS



RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE

COMPARABLE SALES

Improved Commercial Comparable

Property Type	Free Standing Building
Address	59 N Koenigheim Street
City	San Angelo
State	TX
Tax ID	R000012374
Grantor	Jerry & Diana Baker
Grantee	ZOBEL ERIK & MONTAGUE BARBARA 202201565
Book/Page or Reference Doc	
Date	01/26/2022
Price	\$575,000
Price Per SF	\$294.87
Transaction Type	Closed Sale
Financing	Conventional Financing, Terms Unknown Fee Simple
Property Rights	
Days On Market	164



Conditions of Sale Market
Verification Navica MLS, Listing Agent

Site

Acres	0.458	Shape	Rectangular
Land SF	19,950	Landscaping	Typical
Primary Frontage Street	Koenigheim Street and 1st Street	Flood Zone	None Apparent
Primary Frontage Feet		Encumbrance Or Easement	No adverse known
Access	Good	Location Description	SWC of Koenigheim Street and 1st Street.
Land To Building Ratio	10.23		

Improvements & Financial Considerations

GBA	1,950	PGI	
Rentable Area	1,950	Vacancy	
Year Built	2008	EGI	
Renovations		Total Expenses	
Condition	Good	NOI	

Improved Commercial Comparable

Property Type	
Address	113 E Concho Avenue
City	San Angelo
State	TX
Tax ID	R000071063
Grantor	Brix Winery LLC
Grantee	Kristy Williams LLC
Book/Page or Reference Doc	202311310
Date	08/29/2023
Price	\$225,000
Price Per SF	\$225.00
Transaction Type	Closed Sale
Financing	Conventional Financing
Property Rights	Fee Simple
Days On Market	1



Conditions of Sale Market
Verification Navica MLS, Listing Agent

Site

Acres	0.028	Shape	Rectangular
Land SF	1,220	Landscaping	
Primary Frontage Street	Concho Ave	Flood Zone	None Apparent
Primary Frontage Feet		Encumbrance Or Easement	No adverse known
Access	Average	Location Description	S line of Concho Avenue, just east of Oakes Street.
Land To Building Ratio	1.22		

Improvements & Financial Considerations

GBA	1,000	PGI	
Rentable Area	1,000	Vacancy	
Year Built	1959	EGI	
Renovations	Last 5 Years	Total Expenses	
Condition	Average	NOI	

Improved Commercial Comparable

Property Type	
Address	16 E Concho Ave
City	San Angelo
State	TX
Tax ID	R000006142
Grantor	CALHOUN DANA M
Grantee	KIDD ROBERT J
Book/Page or Reference Doc	202311462
Date	09/01/2023
Price	\$215,000
Price Per SF	\$199.44
Transaction Type	Closed Sale
Financing	Conventional
Property Rights	Fee Simple
Days On Market	1



Conditions of Sale Market
Verification Navica MLS, Listing Agent

Site

Acres	0.026	Shape	Rectangular
Land SF	1,133	Landscaping	
Primary Frontage Street	E Concho Ave	Flood Zone	None Apparent
Primary Frontage Feet		Encumbrance Or Easement	No adverse known
Access	Good	Location Description	North line of E Concho Ave
Land To Building Ratio	1.05		

Improvements & Financial Considerations

GBA	1,078	PGI	
Rentable Area	1,078	Vacancy	
Year Built	1957	EGI	
Renovations	Last 20 Years	Total Expenses	
Condition	Average	NOI	

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE

DIRECT CAPITALIZATION

Unit Type	Count	% Total	Size	Potential Rental Rate/YR.	Gross Potential Income	Lease Type
Retail	1	50%	2400	\$24.00	\$57,600.00	NNN
Retail	1	50%	2400	\$24.00	\$57,600.00	NNN
Total:	2	100%	4800		\$115,200.00	

***Note: The subject is currently owner occupied and therefore, there is no rent roll**

STRENGTHS

- Established Bar/Tavern with Art Gallery
- Prime location in Downtown San Angelo, home to many bars and restaurants
- High traffic count along Knickerbocker Road
- Close to retail, churches, offices, and other businesses
- Easy access and good parking

INVESTMENT OVERVIEW

	PROSPECTIVE
Price	\$1,500,000
Price/SF	\$312.50
GRM	13.02
Cap Rate:	7.16%

OPERATING DATA - PROFORMA

Gross Scheduled Income	\$115,200
Vacancy Cost	\$6,575
Effective Gross Income	\$124,922
Operating Expense Ratio	14.01%
Net Operating Income	\$107,425

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE

DIRECT CAPITALIZATION

NET INCOME SCHEDULE			
Concluded Rental Rate/SF/Year:	\$24.00		
Subject Net Rentable Area (SF):	4,800		
		Annual Amount	
GROSS ANNUAL RENTAL INCOME		\$115,200	
PLUS REIMBURSABLE EXPENSES		\$16,297	
TOTAL POTENTIAL GROSS INCOME		\$131,497	
LESS: VACANCY AND COLLECTION LOSS	5%	\$6,575	
EFFECTIVE GROSS RENTAL INCOME		\$124,922	
LESS: EXPENSES			
OPERATING:			
		Annual Amount	Amount/SF
MANAGEMENT (3%)		\$3,200	\$0.67
PROPERTY TAXES		\$9,017	\$1.88
INSURANCE		\$2,400	\$0.50
COMMON AREA MAINTENANCE		\$1,680	\$0.35
REPLACEMENT RESERVES		\$1,200	\$0.25
TOTAL EXPENSE ESTIMATE		\$17,497	\$3.65
NET INCOME ESTIMATE		\$107,425	
OPERATING EXPENSE RATIO		14.01%	

CONCLUSION OF VALUE VIA INCOME APPROACH			
I/R	=	V	
I	=	Net Operating Income (Net Reserve)	
R	=	Capitalization Rate	
V	=	Value Estimate	
I	=	\$107,425	NET INCOME
R	=	7.16%	CALCULATING
\$107,425	=	\$1,500,000	LIST PRICE
7.16%			
LIST PRICE OF SUBJECT	=	\$1,500,000	
ROUNDED:		\$1,500,000	

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE

Property Year 2024 [Tax Summary](#) [Map/GIS](#) Information Updated 8/14/2024
 Property ID: R000006090 Geo ID: 23-42000-8000-004-00 < Previous Property 1/2 Next Property >

Property Details

Ownership Available Actions
 CURRY & COX LLC
 38 N CHADBOURNE ST
 SAN ANGELO, TX 76903-5804
 Ownership Interest: 1.0000000

Qualified Exemptions
 Not Applicable

Legal Information
 Legal: Acres: 0.487, Blk: HARRIS BLK, Subd: SAN ANGELO HARRIS BLOCK, THE S 25 FT OF LOT 8 & THE S 25 FT OF THE N 66.7 FT OF THE W 36.67 FT OF LOT 9
 Situs: CHADBOURNE 36 N

Property Valuation History

Values by Year		2024	2023	2022	2021	2020	n/a
Improvements	+	\$113,990	\$115,870	\$98,280	\$84,580	\$84,580	\$0
Land	+	\$201,530	\$201,530	\$105,220	\$105,220	\$105,220	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$315,520	\$317,400	\$203,500	\$189,800	\$189,800	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$315,520	\$317,400	\$203,500	\$189,800	\$189,800	\$0

Improvement / Buildings Improvement Value: \$113,990

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
2	RTST3	RETAIL STORE LOW	1910	2,088	217

Land Details Market Value: \$201,530 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
DT SF	0.487	21,214	25	25	95	201,533	0

Deed History

Conveyance	Volume	Page	Deed Date	Instrument
12 N CHADBOURNE LLC			11/1/2016	201616589
FIRST BAPTIST CHURCH			5/20/2016	201607625
CHADBOURNE & HARRIS INC	640	30	5/13/1998	452706
WEST JOHN JAY	638	36	5/4/1998	452106
WEST HELEN J & WEST JOHN JAY	638	34	5/4/1998	452105
WEST J W - DECEASED		855	3/14/1994	940009
WEST J W			12/29/1993	

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
CR	TOM GREEN COUNTY	315,520	\$0.4729	0.004729	\$1,492.09
CT	CITY OF SAN ANGELO	315,520	\$0.7042	0.007042	\$2,221.89
SA	SAN ANGELO ISD	315,520	\$0.81231	0.0081231	\$2,563.00
Total Estimation			\$1.98941	0.0198941	\$6,276.98

Property Year 2024 [Tax Summary](#) [Map/GIS](#) Information Updated 8/14/2024
 Property ID: R000102920 Geo ID: 23-42000-8000-004-10 < Previous Property 2/2 Next Property >

Property Details

Ownership Available Actions
 CURRY & COX LLC
 38 N CHADBOURNE ST
 SAN ANGELO, TX 76903-5804
 Ownership Interest: 1.0000000

Qualified Exemptions
 Not Applicable

Legal Information
 Legal: Acres: 0.055, Blk: HARRIS BLK, Subd: SAN ANGELO HARRIS BLOCK, N 25 FT OF LOT 8 & N 41.67 FT OF THE W 36.67 FT OF LOT 9
 Situs: CHADBOURNE 38 N

Property Valuation History

Values by Year		2024	2023	2022	2021	2020	n/a
Improvements	+	\$113,990	\$115,870	\$84,240	\$72,500	\$72,500	\$0
Land	+	\$23,750	\$23,750	\$14,250	\$14,250	\$14,250	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$137,740	\$139,620	\$98,490	\$86,750	\$86,750	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$137,740	\$139,620	\$98,490	\$86,750	\$86,750	\$0

Improvement / Buildings Improvement Value: \$113,990

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	RTST3	RETAIL STORE LOW	1910	2,088	217

Land Details Market Value: \$23,750 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
DT SF	0.055	2,375	25	25	95	23,750	0

Deed History

Conveyance	Volume	Page	Deed Date	Instrument
12 N CHADBOURNE LLC			6/6/2016	201608753

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
CR	TOM GREEN COUNTY	137,740	\$0.4729	0.004729	\$651.37
CT	CITY OF SAN ANGELO	137,740	\$0.7042	0.007042	\$969.97
SA	SAN ANGELO ISD	137,740	\$0.81231	0.0081231	\$1,118.88
Total Estimation			\$1.98941	0.0198941	\$2,740.22

TAX CARD(s)

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com



Each office is independently owned and operated.

SECTION 4

DEMOGRAPHICS



RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



Executive Summary

38 N Chadbourne St, San Angelo, Texas, 76903
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.46505
Longitude: -100.43748

	1 mile	3 miles	5 miles
Population			
2010 Population	6,742	59,056	85,907
2020 Population	6,411	59,496	89,992
2024 Population	6,466	59,109	90,739
2029 Population	6,425	58,841	91,089
2010-2020 Annual Rate	-0.50%	0.07%	0.47%
2020-2024 Annual Rate	0.20%	-0.15%	0.19%
2024-2029 Annual Rate	-0.13%	-0.09%	0.08%
2020 Male Population	50.4%	49.2%	49.1%
2020 Female Population	49.6%	50.8%	50.9%
2020 Median Age	40.5	34.4	34.4
2024 Male Population	51.0%	50.0%	49.8%
2024 Female Population	49.0%	50.0%	50.2%
2024 Median Age	41.4	34.9	34.9

In the identified area, the current year population is 90,739. In 2020, the Census count in the area was 89,992. The rate of change since 2020 was 0.19% annually. The five-year projection for the population in the area is 91,089 representing a change of 0.08% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.3.

Households

2024 Wealth Index	43	49	61
2010 Households	2,728	21,753	33,058
2020 Households	2,635	22,716	35,363
2024 Households	2,599	22,676	35,986
2029 Households	2,606	22,871	36,576
2010-2020 Annual Rate	-0.35%	0.43%	0.68%
2020-2024 Annual Rate	-0.32%	-0.04%	0.41%
2024-2029 Annual Rate	0.05%	0.17%	0.33%
2024 Average Household Size	2.27	2.51	2.44

The household count in this area has changed from 35,363 in 2020 to 35,986 in the current year, a change of 0.41% annually. The five-year projection of households is 36,576, a change of 0.33% annually from the current year total. Average household size is currently 2.44, compared to 2.46 in the year 2020. The number of families in the current year is 21,554 in the specified area.

Data Notes: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 14, 2024

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



Business Summary

38 N Chadbourne St, San Angelo, Texas, 76903
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.46505
Longitude: -100.43748

Data for all businesses in area	1 mile		3 miles		5 miles			
	Number	Percent	Number	Percent	Number	Percent		
Total Businesses:	918		2,433		3,613			
Total Employees:	14,740		37,988		56,759			
Total Population:	6,466		59,109		90,739			
Employee/Population Ratio (per 100 Residents)	228		64		63			
by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	24	2.6%	135	0.9%	67	2.8%	510	1.3%
Construction	35	3.8%	233	1.6%	126	5.2%	1,251	3.3%
Manufacturing	23	2.5%	309	2.1%	74	3.0%	2,400	6.3%
Transportation	17	1.9%	306	2.1%	44	1.8%	489	1.3%
Communication	8	0.9%	59	0.4%	39	1.6%	551	1.5%
Utility	6	0.7%	84	0.6%	12	0.5%	306	0.8%
Wholesale Trade	27	2.9%	244	1.7%	85	3.5%	707	1.9%
Retail Trade Summary	173	18.8%	1,342	9.1%	548	22.5%	5,708	15.0%
Home Improvement	7	0.8%	74	0.5%	24	1.0%	187	0.5%
General Merchandise Stores	5	0.5%	32	0.2%	24	1.0%	472	1.2%
Food Stores	13	1.4%	110	0.7%	62	2.5%	814	2.1%
Auto Dealers & Gas Stations	16	1.7%	149	1.0%	68	2.8%	592	1.6%
Apparel & Accessory Stores	16	1.7%	87	0.6%	33	1.4%	151	0.4%
Furniture & Home Furnishings	12	1.3%	37	0.3%	36	1.5%	170	0.4%
Eating & Drinking Places	60	6.5%	647	4.4%	182	7.5%	2,653	7.0%
Miscellaneous Retail	44	4.8%	206	1.4%	118	4.8%	668	1.8%
Finance, Insurance, Real Estate Summary	112	12.2%	698	4.7%	271	11.1%	1,548	4.1%
Banks, Savings & Lending Institutions	37	4.0%	355	2.4%	67	2.8%	629	1.7%
Securities Brokers	22	2.4%	67	0.5%	36	1.5%	120	0.3%
Insurance Carriers & Agents	19	2.1%	118	0.8%	53	2.2%	240	0.6%
Real Estate, Holding, Other Investment Offices	35	3.8%	159	1.1%	114	4.7%	558	1.5%
Services Summary	347	37.8%	9,930	67.4%	914	37.6%	22,199	58.4%
Hotels & Lodging	8	0.9%	74	0.5%	23	0.9%	234	0.6%
Automotive Services	30	3.3%	137	0.9%	91	3.7%	508	1.3%
Movies & Amusements	20	2.2%	139	0.9%	50	2.1%	338	0.9%
Health Services	45	4.9%	6,874	46.6%	116	4.8%	8,441	22.2%
Legal Services	41	4.5%	225	1.5%	49	2.0%	248	0.7%
Education Institutions & Libraries	8	0.9%	301	2.0%	53	2.2%	7,305	19.2%
Other Services	195	21.2%	2,179	14.8%	532	21.9%	5,125	13.5%
Government	87	9.5%	1,363	9.2%	124	5.1%	2,231	5.9%
Unclassified Establishments	59	6.4%	37	0.3%	130	5.3%	89	0.2%
Totals	918	100.0%	14,740	100.0%	2,433	100.0%	37,988	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

August 14, 2024

RETAIL/BAR/TAVERN – 36-38 N CHADBOURNE



Business Summary

38 N Chadbourne St, San Angelo, Texas, 76903
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.46505
Longitude: -100.43748

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	12	1.3%	71	0.5%	21	0.9%	142	0.4%	28	0.8%	1,923	3.4%
Mining	5	0.5%	25	0.2%	10	0.4%	89	0.2%	18	0.5%	140	0.2%
Utilities	4	0.4%	40	0.3%	8	0.3%	110	0.3%	11	0.3%	128	0.2%
Construction	38	4.1%	249	1.7%	139	5.7%	1,324	3.5%	211	5.8%	1,906	3.4%
Manufacturing	23	2.5%	270	1.8%	85	3.5%	2,437	6.4%	110	3.0%	2,869	5.1%
Wholesale Trade	27	2.9%	244	1.7%	85	3.5%	707	1.9%	118	3.3%	982	1.7%
Retail Trade	105	11.4%	641	4.3%	331	13.6%	2,818	7.4%	525	14.5%	6,043	10.6%
Motor Vehicle & Parts Dealers	14	1.5%	138	0.9%	55	2.3%	537	1.4%	79	2.2%	1,084	1.9%
Furniture & Home Furnishings Stores	3	0.3%	15	0.1%	14	0.6%	90	0.2%	28	0.8%	205	0.4%
Electronics & Appliance Stores	2	0.2%	6	0.0%	12	0.5%	36	0.1%	19	0.5%	152	0.3%
Building Material & Garden Equipment & Supplies Dealers	7	0.8%	74	0.5%	23	0.9%	183	0.5%	34	0.9%	487	0.9%
Food & Beverage Stores	9	1.0%	75	0.5%	48	2.0%	678	1.8%	71	2.0%	1,119	2.0%
Health & Personal Care Stores	11	1.2%	90	0.6%	25	1.0%	194	0.5%	52	1.4%	385	0.7%
Gasoline Stations & Fuel Dealers	2	0.2%	11	0.1%	13	0.5%	55	0.1%	19	0.5%	83	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	19	2.1%	97	0.7%	40	1.6%	166	0.4%	72	2.0%	366	0.6%
Sporting Goods, Hobby, Book, & Music Stores	31	3.4%	99	0.7%	66	2.7%	367	1.0%	90	2.5%	738	1.3%
General Merchandise Stores	7	0.8%	37	0.3%	35	1.4%	512	1.3%	60	1.7%	1,425	2.5%
Transportation & Warehousing	14	1.5%	289	2.0%	33	1.4%	445	1.2%	51	1.4%	617	1.1%
Information	17	1.9%	182	1.2%	59	2.4%	796	2.1%	86	2.4%	2,158	3.8%
Finance & Insurance	71	7.7%	521	3.5%	157	6.5%	1,000	2.6%	249	6.9%	1,870	3.3%
Central Bank/Credit Intermediation & Related Activities	30	3.3%	333	2.3%	65	2.7%	632	1.7%	104	2.9%	943	1.7%
Securities & Commodity Contracts	23	2.5%	71	0.5%	37	1.5%	124	0.3%	55	1.5%	187	0.3%
Funds, Trusts & Other Financial Vehicles	19	2.1%	118	0.8%	54	2.2%	243	0.6%	91	2.5%	740	1.3%
Real Estate, Rental & Leasing	32	3.5%	111	0.8%	128	5.3%	592	1.6%	212	5.9%	1,038	1.8%
Professional, Scientific & Tech Services	88	9.6%	625	4.2%	157	6.5%	1,328	3.5%	232	6.4%	1,766	3.1%
Legal Services	45	4.9%	283	1.9%	53	2.2%	306	0.8%	65	1.8%	348	0.6%
Management of Companies & Enterprises	2	0.2%	9	0.1%	6	0.2%	30	0.1%	8	0.2%	38	0.1%
Administrative, Support & Waste Management Services	21	2.3%	177	1.2%	66	2.7%	665	1.8%	93	2.6%	792	1.4%
Educational Services	11	1.2%	295	2.0%	55	2.3%	7,366	19.4%	76	2.1%	8,389	14.8%
Health Care & Social Assistance	76	8.3%	7,761	52.7%	182	7.5%	9,863	26.0%	309	8.6%	13,569	23.9%
Arts, Entertainment & Recreation	21	2.3%	156	1.1%	53	2.2%	384	1.0%	77	2.1%	598	1.1%
Accommodation & Food Services	69	7.5%	725	4.9%	213	8.8%	2,934	7.7%	322	8.9%	5,382	9.5%
Accommodation	8	0.9%	74	0.5%	23	0.9%	234	0.6%	42	1.2%	527	0.9%
Food Services & Drinking Places	61	6.6%	651	4.4%	191	7.9%	2,700	7.1%	280	7.7%	4,855	8.6%
Other Services (except Public Administration)	133	14.5%	947	6.4%	389	16.0%	2,429	6.4%	532	14.7%	3,427	6.0%
Automotive Repair & Maintenance	26	2.8%	109	0.7%	79	3.2%	412	1.1%	109	3.0%	628	1.1%
Public Administration	88	9.6%	1,367	9.3%	127	5.2%	2,441	6.4%	157	4.3%	3,014	5.3%
Unclassified Establishments	59	6.4%	37	0.3%	130	5.3%	89	0.2%	189	5.2%	110	0.2%
Total	918	100.0%	14,740	100.0%	2,433	100.0%	37,988	100.0%	3,613	100.0%	56,759	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

August 14, 2024



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

<u>Keller Williams Realty</u>	<u>503180</u>	<u>klwr1018@kw.com</u>	<u>(325)227-8903</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Amber Kimmell</u>	<u>598311</u>	<u>amberkimmell@gmail.com</u>	<u>(325)227-8903</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jenny Aldridge</u>	<u>574365</u>	<u>jennyaldrige@kw.com</u>	<u>(325)692-4488</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sterling Fryar</u>	<u>585689</u>	<u>sterling.fryar@kw.com</u>	<u>(325)276-0757</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

IABS 1-0 Date

Keller Williams Realty, 2117 Kallickhecker Road San Angelo TX 76904
Sterling Fryar

Phone: (325)276-8757
Fac: www.kw.com

36-38 N

INFORMATION ABOUT BROKERAGE SERVICES

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com