

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

101 FM 3237, Suite A, Wimberley, TX 78676

FOR SALE: \$319,000



960 SF | 0.121 ACRES | BUILT IN 1987

CONTACTS

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OFFERING MEMORANDUM

101 FM 3237

Wimberley, TX 78676

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

101 FM 3237

Wimberley, TX 78676

Located along FM 3237 in Wimberley, this property benefits from exposure along a key roadway serving the Hill Country area. The surrounding region is known for tourism and steady residential growth.

The site is suitable for a range of commercial uses including retail or service operations that benefit from drive-by traffic. Its positioning supports visibility and accessibility. Wimberley's continued popularity and growth support long-term value and demand for well-located commercial assets.



MARKET OVERVIEW



Wimberley, TX



Wimberley is a scenic Hill Country community in Hays County, located approximately 25 miles southwest of Austin and 15 miles west of San Marcos. The city is nestled along Cypress Creek and the Blanco River, positioning it as a destination-driven market within the broader Austin–San Antonio growth corridor. Wimberley’s economy is anchored by tourism, hospitality, arts and culture, boutique retail, and professional services, with limited industrial presence by design. The area attracts retirees, second-home owners, remote professionals, and short-term rental demand, supporting a strong service and experiential commercial base rather than traditional warehouse or distribution uses. Culturally, Wimberley is known for its arts scene, wineries, outdoor recreation, and small-town Hill Country character. Attractions such as Jacob’s Well, Blue Hole Regional Park, and a walkable town square drive consistent visitor traffic. Development is intentionally controlled, reinforcing long-term value for well-located retail, restaurant, office, and specialty commercial assets.



DEMOGRAPHIC SUMMARY

WIMBERLEY, TX

POPULATION

Wimberley

3,200

State: Texas 30.3 Million

MEDIAN AGE

Wimberley

55 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

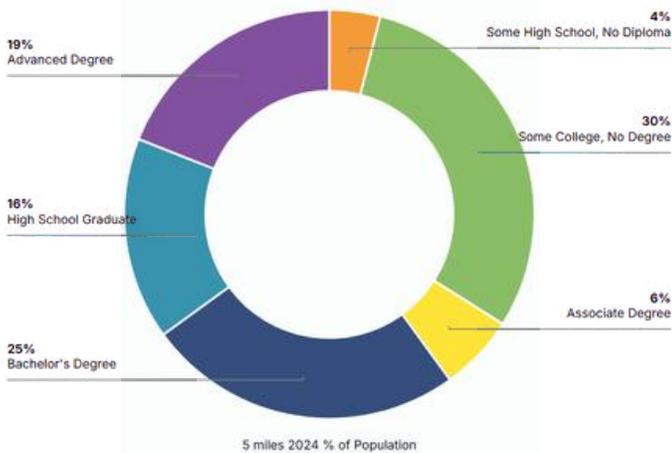
Wimberley

\$78,000

State: Texas \$76,292

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

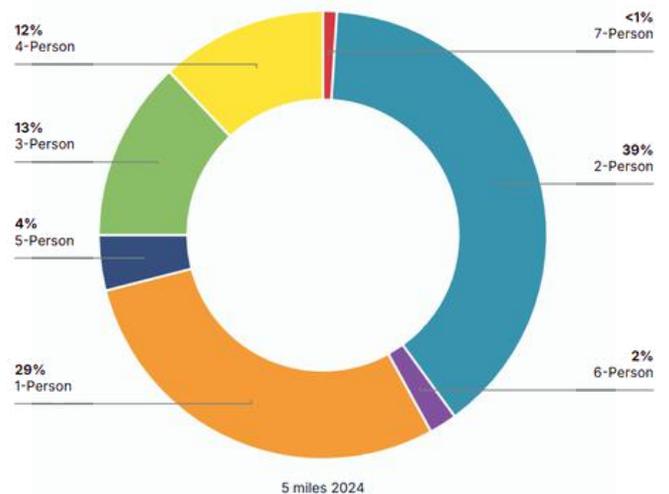
	2 Mile	5 Mile	10 Mile
Population 2024	3,895	13,731	30,874
Total Households	1,687	5,874	12,743
Avg Household Size	2.3	2.3	2.4
Avg Household Income	\$110,055	\$106,306	\$112,895

ECONOMIC INDICATORS

3.1% Wimberley Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



Wimberley

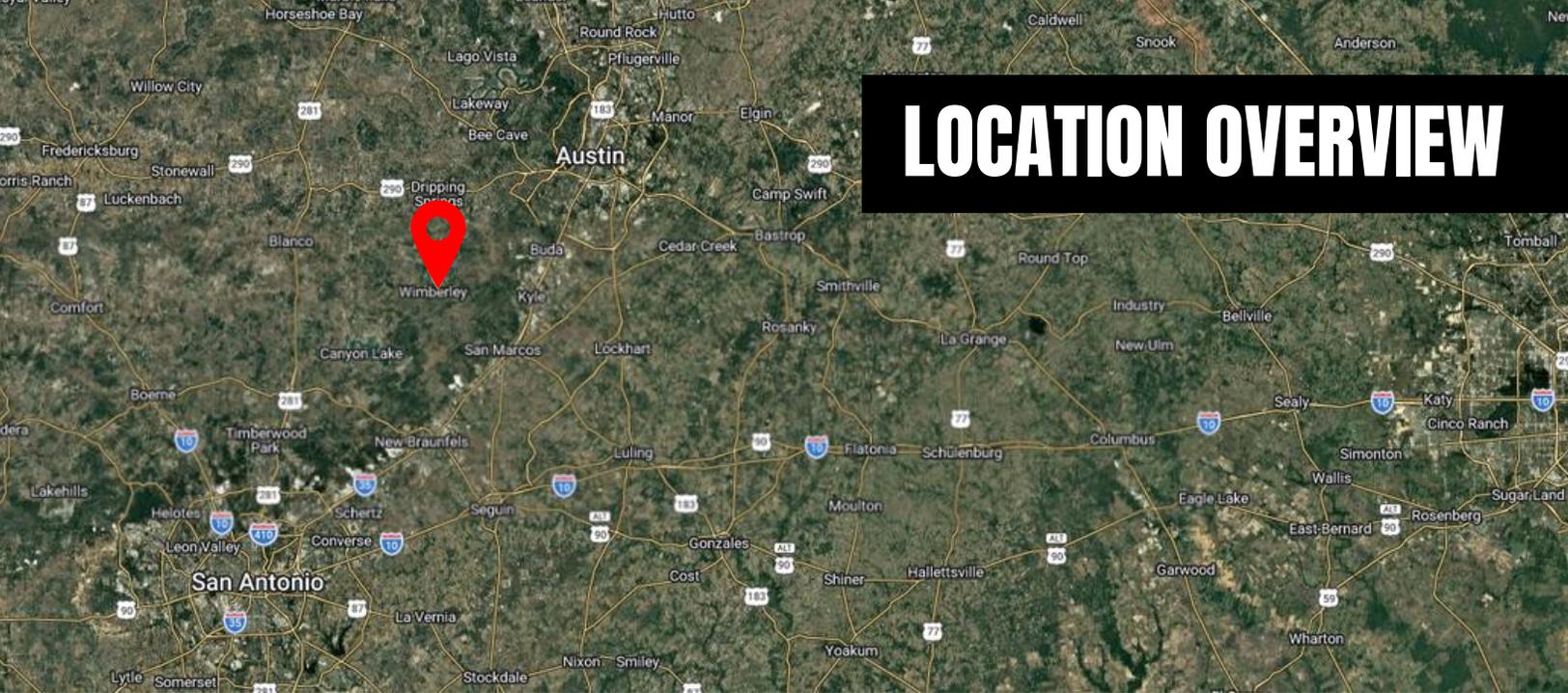
1,500

State: Texas 10.75 Million



2.1

Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **FM 2325** – Primary arterial through town; connects Wimberley east to TX-12 and San Marcos, serving daily commuter and visitor traffic.
- **TX-12** – Regional north-south highway east of the city; links Wimberley to San Marcos (north) and Dripping Springs (south), tying into the greater Austin metro.
- **FM 150** – Scenic east-west route connecting Wimberley to Driftwood and Kyle, supporting tourism and local circulation.
- **I-35** – Located approximately 15 miles east via TX-12 and FM 2325; provides direct access to Austin, San Antonio, and statewide logistics corridors.



AIRPORT PROXIMITY

- **Austin-Bergstrom International Airport (AUS)**: Located approximately 40 miles northeast, AUS offers extensive domestic and international service and serves as the primary commercial airport for Wimberley and the greater Hill Country region.
- **San Antonio International Airport (SAT)**: Roughly 75 miles south, SAT provides additional domestic and international flight options and serves as a secondary air gateway.
- **San Marcos Regional Airport (HYI)**: Located about 18 miles east, this general aviation airport supports private, corporate, and charter aircraft.

SITE OVERVIEW

SITE

Property Type:	Office
Year Built:	1987
Class:	B
Total SF:	960 SF
Acres:	0.121 AC
Stories:	1
Parking:	6 Surface Spaces

OPERATING EXPENSES

Taxes:	\$65.48
Insurance:	\$2,522.00
Utilities:	\$2,952.00
TOTAL	\$5,539.48





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Information About Brokerage Services

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Texas law requires all real estate license holders 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.

Century 21 Randall Morris & Associates

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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<u>Carter Morris</u> Designated Broker of Firm	<u>9002580</u> License No.	<u>carter@randallmorris.com</u> Email	<u>(512) 757-1555</u> Phone
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<u>Carter Morris</u> Licensed Supervisor of Sales Agent/ Associate	<u>9002580</u> License No.	<u>carter@randallmorris.com</u> Email	<u>(512) 757-1555</u> Phone
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<u>Clay E. Ewing</u> Sales Agent/Associate's Name	<u>523303</u> License No.	<u>clayeewing@gmail.com</u> Email	<u>(512) 922-7475</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Clay Ewing

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Information About

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