

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

137 San Augustine St, Center, TX 75935

FOR SALE: \$350,000



6,000 SF | 1 STORY | 0.34 ACRES | 1970

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OFFERING MEMORANDUM

137 SAN AUGUSTINE ST

Center, TX 75935

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.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PICTURES	9

EXECUTIVE SUMMARY

137 SAN AUGUSTINE ST

Center, TX 75935

This property is positioned near Center's downtown area, offering convenient access to local businesses and services. The immediate area supports a mix of office and retail uses.

The building's configuration allows for flexible commercial use, appealing to professional services, retail operators, or owner-users. Street access enhances ease of entry for customers and clients.

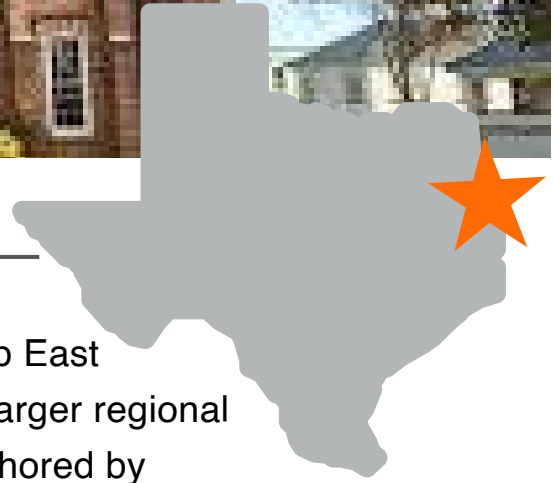
Center serves as a regional hub within Shelby County, providing stable demand for locally focused commercial properties.



MARKET OVERVIEW



Center, TX



Center, Texas, is the county seat of Shelby County in Deep East Texas, positioned near the Louisiana border between the larger regional centers of Tyler and Shreveport. The local economy is anchored by government services, healthcare, education, agriculture, and timber, with supporting retail and small manufacturing activity. Culturally, Center reflects traditional East Texas character—a close-knit community with a historic downtown core, strong civic institutions, and a regional service role for surrounding rural areas. Community events, local schools, and county operations drive much of the city’s daily activity. From a geographic standpoint, Center benefits from strategic regional access without metro-level congestion. Its location supports distribution, public-sector uses, and service-oriented commercial properties that rely on steady, localized demand rather than cyclical urban growth.



DEMOGRAPHIC SUMMARY

CENTER, TX

POPULATION

Center
5,200

State: Texas 30.3 Million

MEDIAN AGE

Center
38.9 Years

State: Texas 35.5 Years

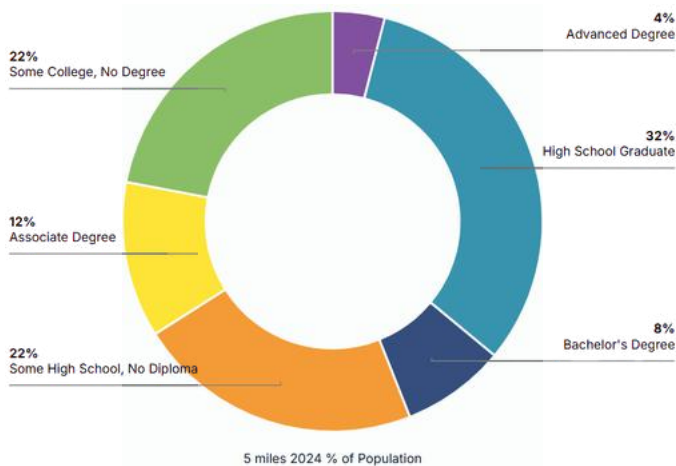
MEDIAN HOUSEHOLD INCOME

Center
\$47,500

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

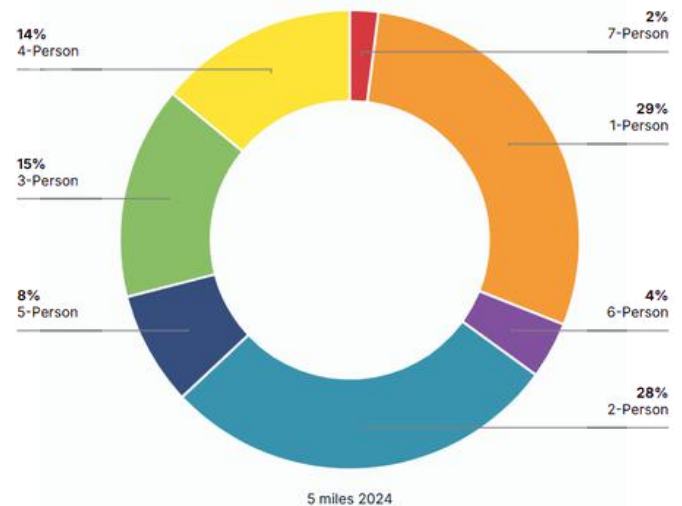
	2 Mile	5 Mile	10 Mile
Population 2024	6,129	8,887	13,629
Total Households	2,304	3,312	5,103
Avg Household Size	2.6	2.6	2.6
Avg Household Income	\$66,804	\$67,312	\$67,874

ECONOMIC INDICATORS

4.2% Center Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



Center
1,950

State: Texas 10.75 Million



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Highway 96 – Primary north–south corridor through Center; connects the city south to Beaumont and the Gulf Coast region and north toward Tenaha and Northeast Texas, supporting regional freight and commuter traffic.

U.S. Highway 87 – Major regional route intersecting Center; provides connectivity northwest toward Tyler and southeast toward the Texas–Louisiana corridor, enhancing cross-regional access.

Texas State Highway 7 (SH-7) – East–west highway linking Center to Nacogdoches to the west and the Louisiana state line to the east, serving both local commerce and interstate movement.

Farm-to-Market Roads (FM network) – Extensive FM routes support agricultural operations, timber transport, and feeder access into Center from rural Shelby County.



AIRPORT PROXIMITY

Center Municipal Airport (F92) – Located approximately 2 miles west of downtown Center; a public-use general aviation airport supporting business travel, agricultural aviation, and private aircraft operations.

East Texas Regional Airport (GGG) – Approximately 75 miles northwest near Longview; provides commercial passenger service with connections to major hubs and broader domestic access.

Shreveport Regional Airport (SHV) – Roughly 85 miles east-northeast in Louisiana; a major regional airport offering extensive domestic flight options and cargo capabilities.

George Bush Intercontinental Airport (IAH) – Approximately 170 miles south-southwest in Houston; primary international gateway serving global business and logistics needs.

SITE OVERVIEW

SITE

Property Type:	Office
Year Built:	1970
Class:	C
Total SF:	6,000 SF
Acres:	0.34 AC
Stories:	1
Parking:	10-15 Surface Spaces

OPERATING EXPENSES

Taxes:	\$3,291.86
Insurance:	\$1,781.00
Utilities:	\$21,432.00
TOTAL	\$26,504.86





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