

Property Summary

609 Avenue H, Shallowater, TX 79363

FOR LEASE



PROPERTY DESCRIPTION

LEASE OPTION WITH PURCHASE OF BUSINESS: Fred's is the heart of Shallowater, TX! It's the only sit-down restaurant and coffee shop in town, known for its welcoming atmosphere, scratch cooking, crafted coffee drinks, and local brews. With live music, private events, and a bustling general store, it's a local favorite. Locals are clamoring for extended hours, especially during the school season. This turnkey business opportunity is thriving and full of potential. Fred's is a beloved gathering spot that promises a warm welcome and a fantastic investment opportunity.

PROPERTY HIGHLIGHTS

- Brand new building constructed in 2023
- Incorporated original signs and parts of the original Fred's garage
- Beautiful Fixtures from other countries and unique design details
- Large covered patio with automatic shades
- Fenced turf yard for games and relaxation
- Fully functional overhead doors in front and back

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	3,402 SF
Lot Size:	6,720 SF
Building Size:	3,402 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	406	1,200
Total Population	308	1,125	3,344
Average HH Income	\$72,823	\$82,684	\$90,334

Shannon King

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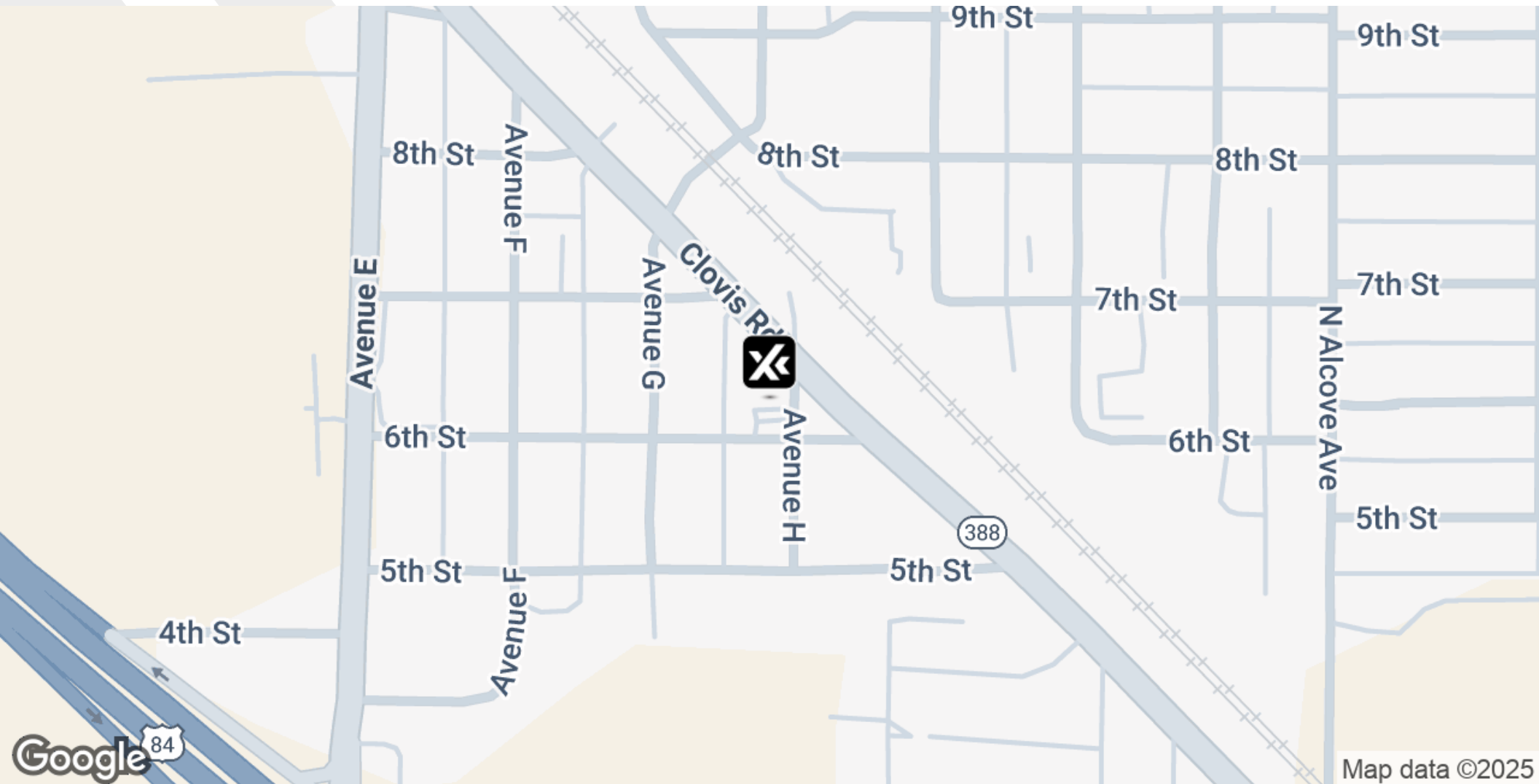


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Location Map

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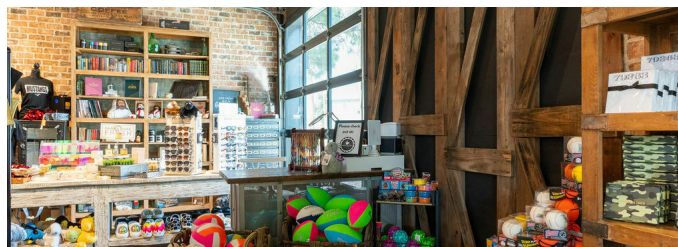
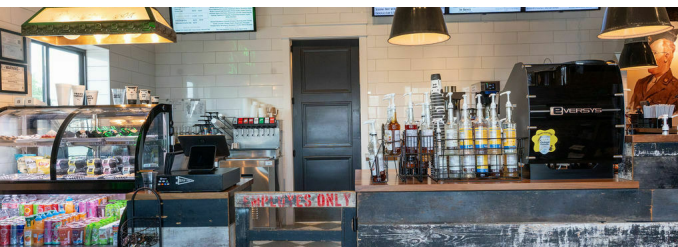
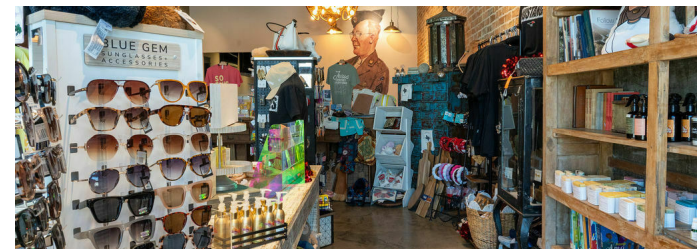
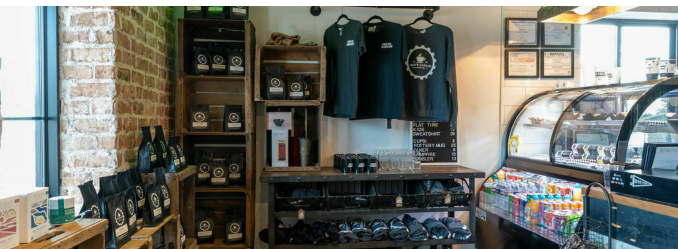
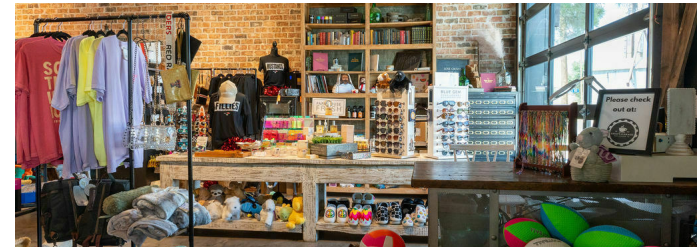


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Additional Photos

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Demographics Map & Report

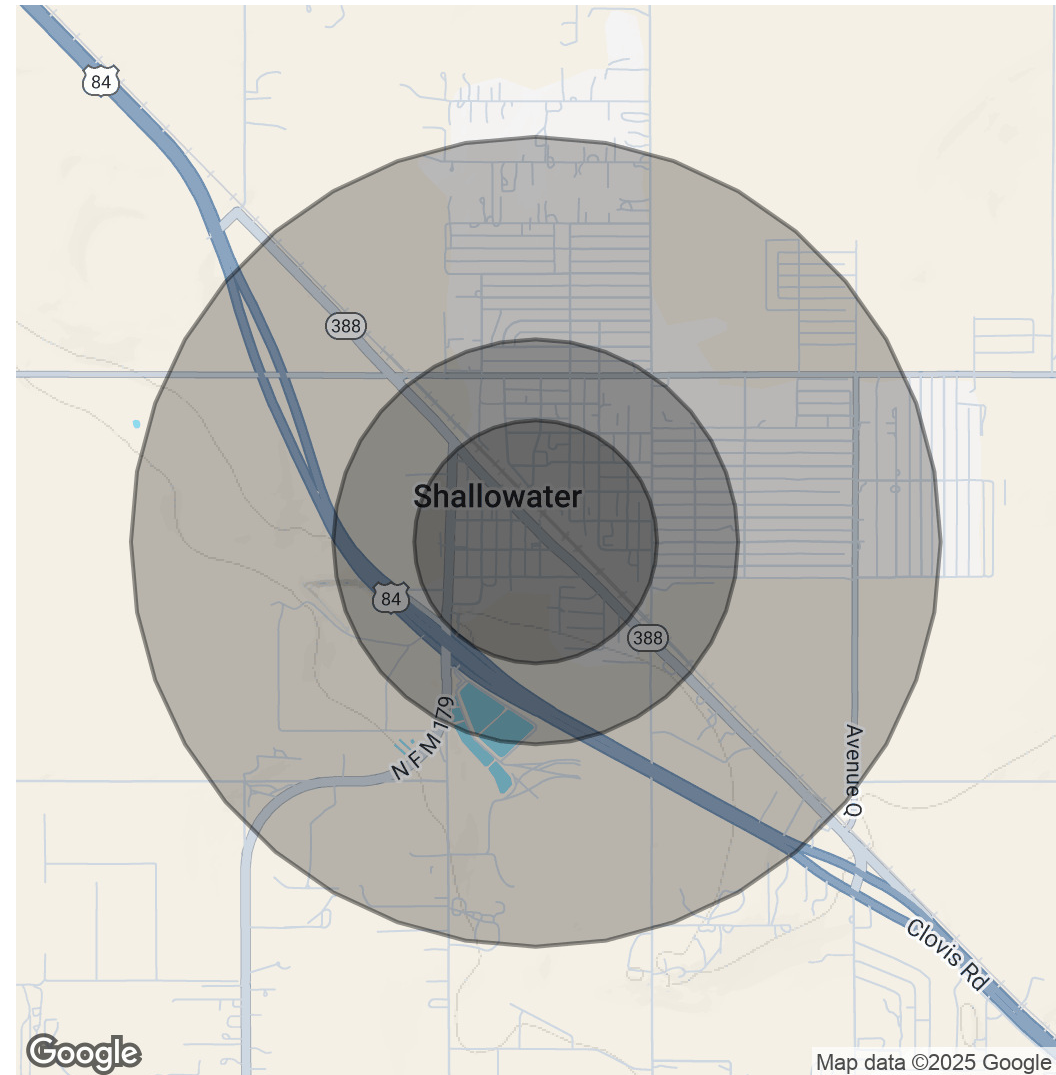
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	308	1,125	3,344
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	406	1,200
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$72,823	\$82,684	\$90,334
Average House Value	\$162,946	\$194,157	\$232,285

Demographics data derived from AlphaMap



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