



**DOWNTOWN
LIBERTY**

90

enterprise
B BOOT BARN
FAMILY DOLLAR

Chevron

TEXAS FIRST BANK

MAIN ST

SUBWAY

JEFFERSON DR

PANTEHER LN

LIBERTY
Independent School District
**HIGH SCHOOL &
MIDDLE SCHOOL**

Brookshire Brothers **HIBBETT** **DOLLAR GENERAL**
sears HOMETOWN STORE **burkes OUTLET** **cricket**
Domino's **SHERWIN WILLIAMS** **ANYTIME FITNESS**
WELLS FARGO **H&R BLOCK**
TRACTOR SUPPLY CO **SALLY BEAUTY** **Jackson Hewitt TAX SERVICE**



FOR LEASE
2,500 SF SHOP + 900 SF OFFICE BLDG ON 1 ACRE
2214 N Main St, Liberty, TX

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SENDERO
REAL ESTATE



PROPERTY DETAILS

This 1 acre site sits at the hard corner of a 4-way lighted intersection of TX-227/Main St and Jefferson Dr in the center of Liberty's retail corridor. The site comes with a 2,500± SF shop and a separate 900± SF office/retail building. It is just 1.5 mile from Hwy 90, 0.8 mile to TX-146, and 0.25 mile to Liberty Middle & High Schools. The proximity to schools and downtown Liberty makes this property ideal for various retail and services based businesses. Main Street is a heavily travelled corridor that runs from Hwy 90 and merges into TX 146 with over 10,600 VPD. Call for more information.

LOCATION INFORMATION

LOCATION	SWC Main St & Jefferson Dr, North of Hwy90, West of TX 146
SUBMARKET	Liberty
BLDG SIZE(S)	2,500±SF Shop + 900± SF Office
LAND SIZE	1 ACRE
LEASE PRICE	\$3,200/month
LEASE TYPE	Modified Gross <i>(excludes utilities)</i>
UTILITIES	City electric, water & sewer

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED JUST 1.5 MILE FROM HWY 90 AND 0.8 MILE FROM TX-146
- ⊕ IDEAL LOCATION FOR RETAIL OR SERVICE BASED BUSINESS
- ⊕ DIRECTLY ACROSS FROM BROOKSHIRE BROTHERS ANCHORED SHOPPING CENTER
- ⊕ AMPLE TRAFFIC DUE TO PROXIMITY TO SCHOOLS
- ⊕ HARD CORNER PROPERTY AT A 4-WAY LIGHTED INTERSECTION
- ⊕ NO FLOOD PLAIN
- ⊕ CITY UTILITIES
- ⊕ 1 ACRE SITE COMES WITH 2,500SF SHOP BUILDING & 900SF OFFICE/RETAIL BUILDING

TRAFFIC COUNTS

Main St/TX-227	10,644 - VPD
US 90 E	19,312 - VPD
Jefferson @ Main St	4,134 - VPD

DEMOGRAPHIC SUMMARY

2214 N Main St
Ring of 5 miles

KEY FACTS

12,450

Population



4,414

Households



39.2

Median Age

\$55,826

Median Disposable Income

EDUCATION

18.8%

No High School Diploma



38.9%

High School Graduate



28.4%

Some College/ Associate's Degree



14.0%

Bachelor's/Grad/Prof Degree

INCOME



\$63,386

Median Household Income



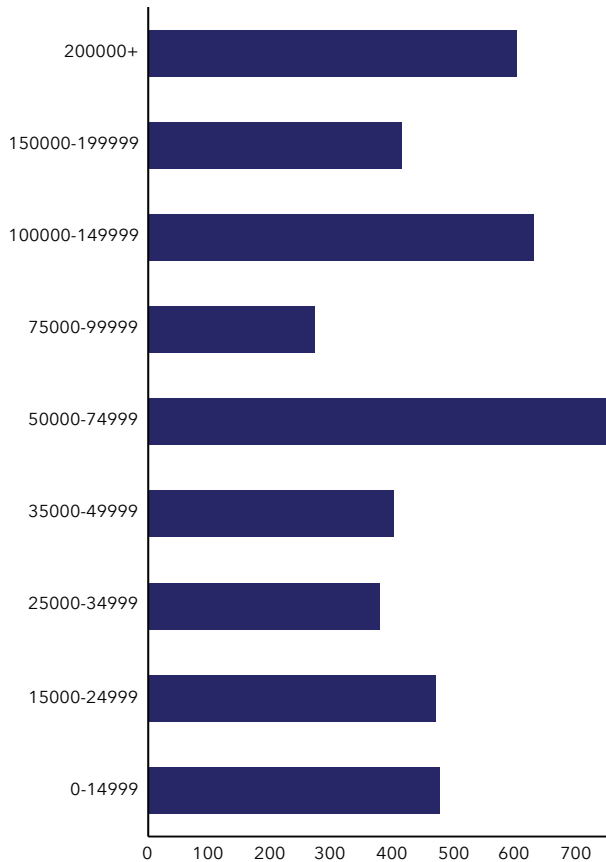
\$37,648

Per Capita Income

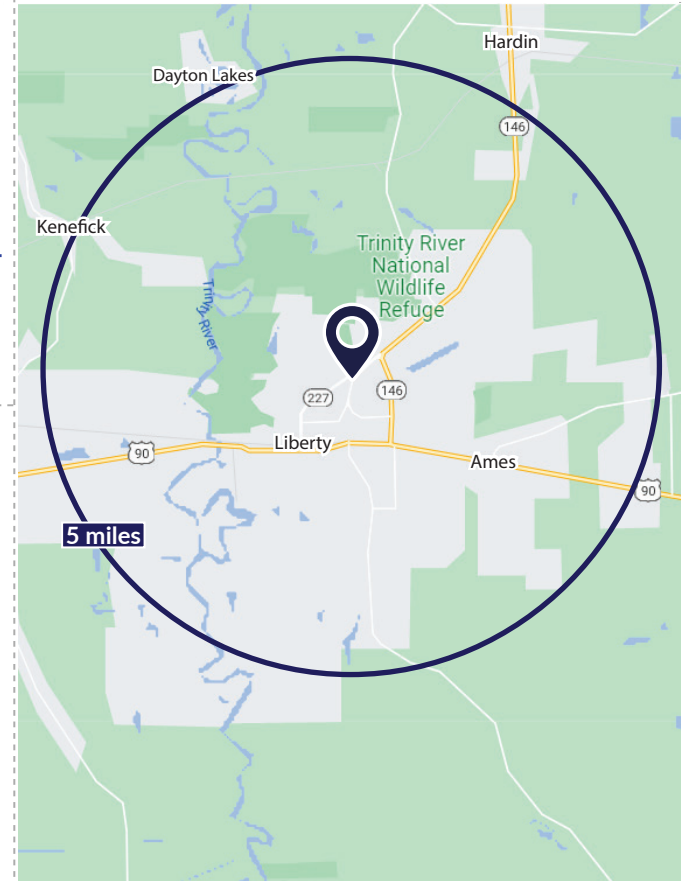


\$214,364

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



53.8%

White Collar



33.5%

Blue Collar



Services



13.9%

Unemployment Rate

2,500 SF SHOP



900 SF OFFICE



1 ACRE YARD SPACE
VIEW FROM BACK LOOKING TO MAIN ST



1 ACRE YARD SPACE
VIEW FROM FRONT LOOKING TO JEFFERSON ST





Brookshire Brothers	HIBBETT ESTABLISHED 1945	DOLLAR GENERAL
sears HOMETOWN STORE	burkes OUTLET	ANYTIME FITNESS
Domino's	SHERWIN WILLIAMS	cricket
TSC TRACTOR SUPPLY CO	SALLY BEAUTY	WELLS FARGO
		H&R BLOCK
		Jackson Hewitt TAX SERVICE

Independent School District
LIBERTY
HIGH SCHOOL & MIDDLE SCHOOL



Walmart+	chili's
GameStop	MARCO'S PIZZA
Great Clips IT'S GONNA BE GREAT	DOLLAR TREE
COATS JEWELERS A TRUSTED NAME SINCE 1932	TAKE 5 DISCOUNT
Workforce Solutions	AT&T
T-Mobile	metroPCS
	CATO

TEXAS FIRST BANK

SUBWAY

Jack
in the box

Pizza Hut

TX-146

SITE

MAIN ST

LAKELAND DR

146
TEXAS

enterprise

B BOOT BARN

FAMILY DOLLAR

Independent School District
LIBERTY
SAN JACINTO & LIBERTY
ELEMENTARY SCHOOLS

McDonald's	Wendy's	Auto Zone	O'Reilly AUTO PARTS
SONIC	EL TIEMPO EMPLOYERS	TACO BELL	POPEYE'S

LIBERTY COUNTY
COURT HOUSE

BEAUMONT AVE

90

90

CVS
pharmacy

7-ELEVEN



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.

11-2-2015



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>SENDERO REAL ESTATE</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9010551</u> License No.	<u>INFO@SENDEROGROUP.NET</u> Email	<u>281-407-0601</u> Phone
<u>JUAN C. SANCHEZ</u> Designated Broker of Firm	<u>520895</u> License No.	<u>JUAN@SENDEROGROUP.NET</u> Email	<u>281-407-0601 ext 1</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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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