

FOR SALE OR LEASE

BRADY, TEXAS

2007 BRIDGE STREET



PROPERTY OVERVIEW

Location

This former Burger King restaurant location was built in 2017 in the West Central Texas town of Brady, which service a trade area of approximately 25,465 people.

Property Information

- Former Burger King restaurant
- Building: 2,935 SF
- Land: 33,367 SF
- Includes most FF&E
- Available immediately

Price

Call Broker for pricing

Commute

Traffic Counts	Vehicles Per Day
Bridge Street	13,052

2024 Demographics

Summary	Primary TA	Secondary TA
Population	19,673	25,465
Households	7,867	10,496
AVG HH Income	\$57,802	\$61,219

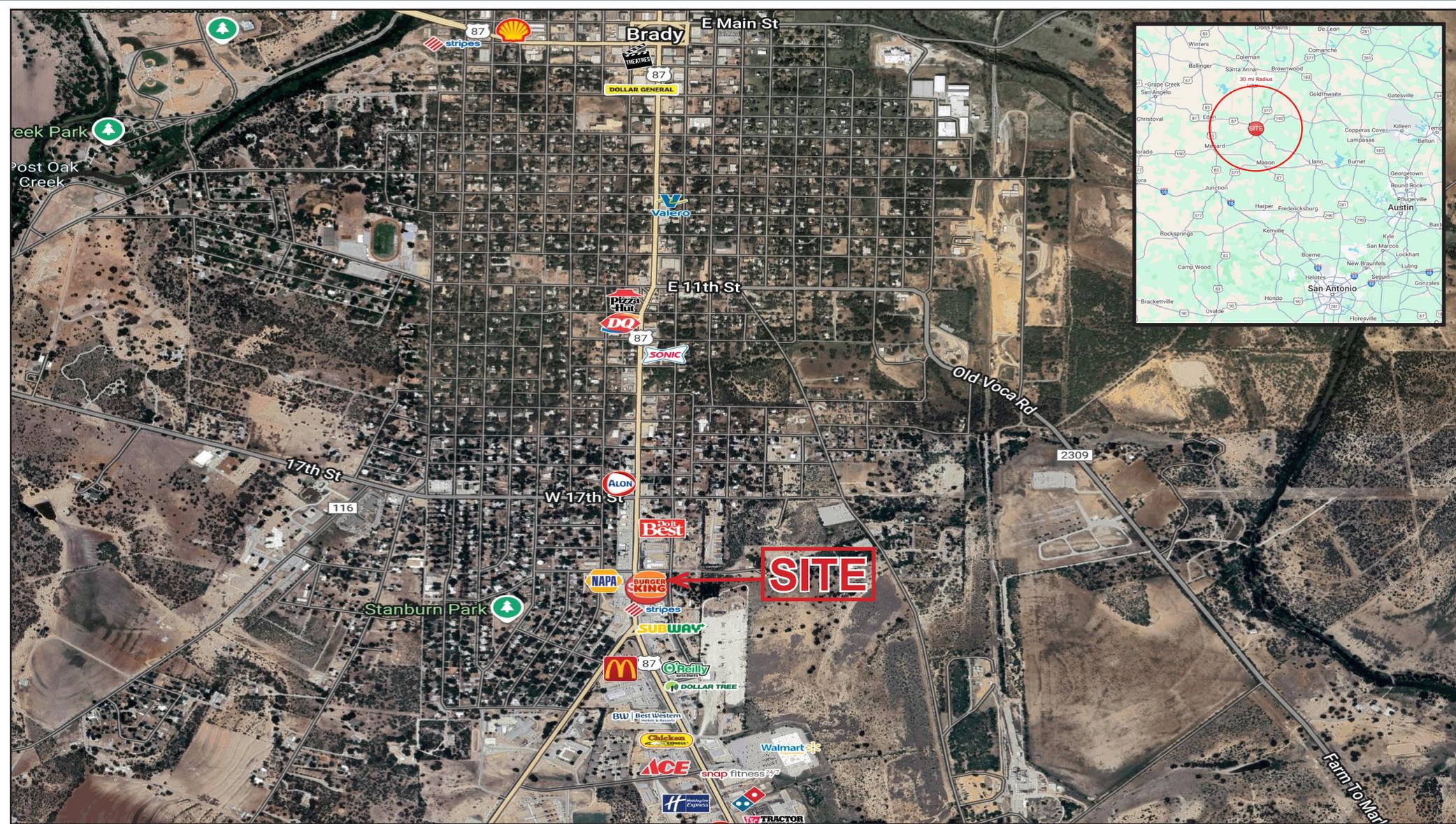
CONTACT

Robert Wright
direct 214.996.9990
mobile 214.632.3353
rwright@collettire.com

Brandon Harris
MESA Commercial
mobile 214.577.1520
bharris@mesa-cre.com

BRADY, TEXAS

2007 BRIDGE STREET



BRADY, TEXAS

2007 BRIDGE STREET



PHOTOS

BRADY, TEXAS

2007 BRIDGE STREET

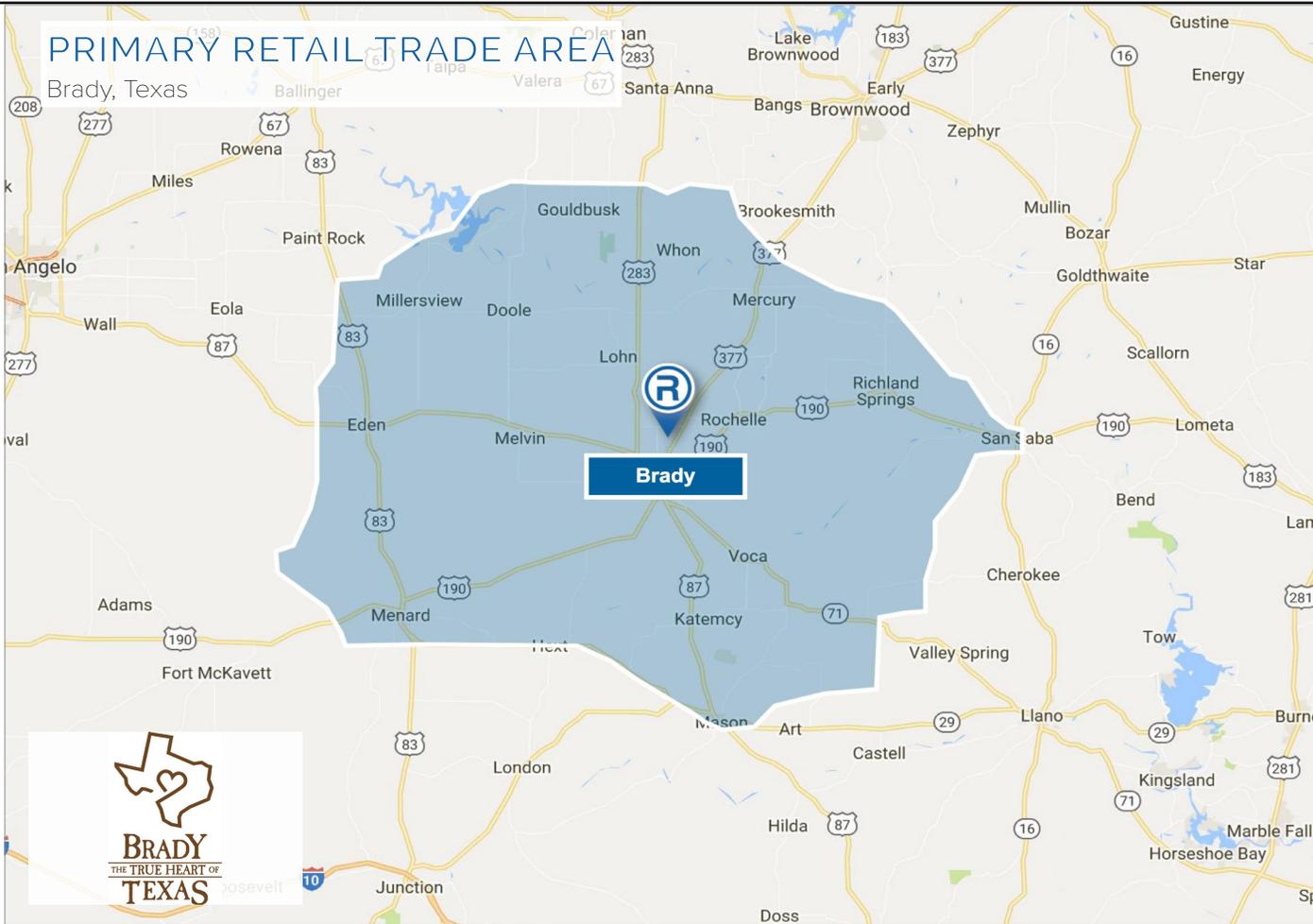
Collett
RETAIL



BRADY, TEXAS

2007 BRIDGE STREET

TheRetailCoach®



DESCRIPTION	DATA	%
Population		
2024 Projection	19,673	
2019 Estimate	19,486	
2010 Census	20,427	
2000 Census	20,235	
Growth 2019 - 2024		0.96%
Growth 2010 - 2019		-4.61%
Growth 2000 - 2010		0.95%

DESCRIPTION	DATA	%
2019 Est. Households by Household Type		
Family Households	5,331	67.76%
Nonfamily Households	2,536	32.24%
2019 Est. Group Quarters Population	513	
2019 Households by Ethnicity, Hispanic/Latino	2,290	
2019 Est. Households by Household Income		
Income < \$15,000	1,248	15.86%
Income \$15,000 - \$24,999	1,172	14.90%
Income \$25,000 - \$34,999	939	11.94%
Income \$35,000 - \$49,999	1,275	16.21%
Income \$50,000 - \$74,999	1,277	16.23%
Income \$75,000 - \$99,999	855	10.87%
Income \$100,000 - \$124,999	456	5.80%
Income \$125,000 - \$149,999	261	3.32%
Income \$150,000 - \$199,999	189	2.40%
Income \$200,000 - \$249,999	77	0.98%
Income \$250,000 - \$499,999	88	1.12%
Income \$500,000+	31	0.39%
2019 Est. Average Household Income		\$57,802
2019 Est. Median Household Income		\$41,387

CONTACT ERIN CORBELL, IOM, CTE, COMMUNITY DEVELOPMENT DIRECTOR

Brady Economic Development Corporation | 405 S. Bridge Street | Brady, Texas 76825 | 325.597.3491 | erin@bradytx.com | www.bradyedc.com

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Collett Southwest, LLC	9003008	info@collettretre.com	(214) 996-9999
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
--	-------------

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

IABS 1-0

11.02.2015