

Sunset Crossing

S H O P P I N G C E N T E R

Sunset Crossing Shopping Center is a 217,000sf single level shopping center located in San Angelo, TX. The economics of the area, along with extremely reasonable lease rates, create a great opportunity for complimentary retail or office tenants. The complex occupies about 19 acres of improved property with an adjoining 6.4 acre parcel and an interior pad available for development. Current parking is 6 per 1000 with 1,280 parking spaces. It is located in the prime commercial district of San Angelo, surrounded by big box stores and restaurants. Major national retailers in the vicinity include Wal-Mart, Lowe's, Home Depot, Target, Ross Dress for Less and Petco.



Anchor tenants at Sunset Crossing include **Hobby Lobby** (62,000sf), a major national retailer of arts and crafts supplies, **Tractor Supply** (30,000sf), the largest retail farm and ranch store chain in the US, and **Boot Barn** (20,000sf), the largest western and work wear retailer in the nation.



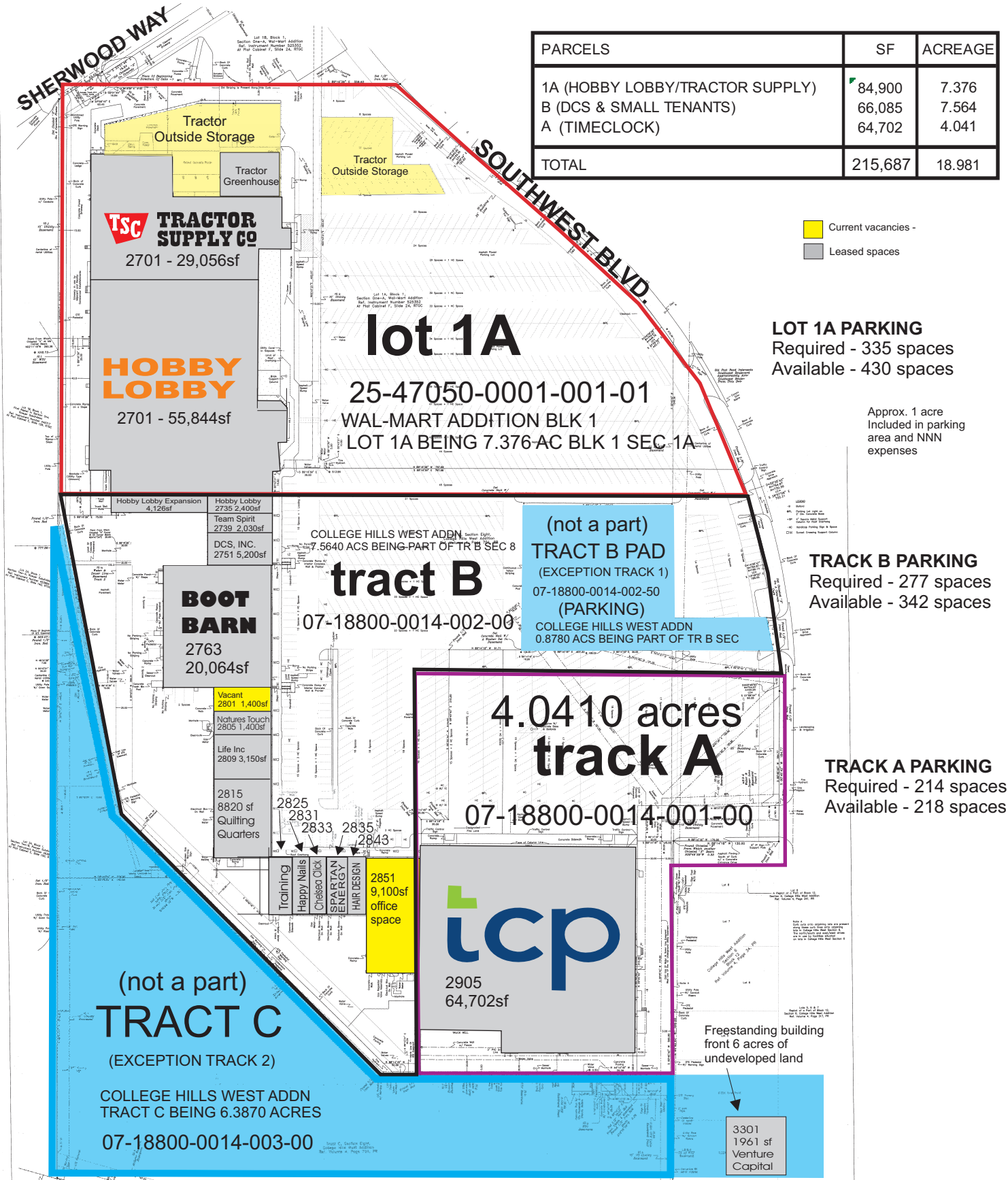
Timeclock currently occupies 64,702, on a separate parcel. That space will be available as of March 31, 2025, for lease or sale. The ownership is considering all options. The property will be free of any loan encumbrance.



SITEPLAN & PARCEL MAP

Sunset Crossing Shopping Center

2701 - 3301 Southwest Blvd., San Angelo, TX



Smiser Family Properties

Tel/fax 619/342-7207 Email help@smiser.net Web www.smiser.net

San Angelo Contact:

Dub Z. Johnson 323.277.2013 email dzjohnson@sunndenlinkmail.com

Sunset Crossing Tenant List

Tenant	Unit	Parcel	SF
Tractor Supply	2701	1a	29056
Hobby Lobby	2701	1a	55844
Hobby Lobby	2719	B	4126
Hobby Lobby	2735	B	2400
Team Spirit	2739	B	2030
DCS	2751	B	5200
Boot Barn	2763	B	20059
Vacant	2801	B	1400
Nature's Touch	2805	B	1400
Life Inc	2809	B	3150
Quilting Quarters	2815	B	8820
Brandon Smith dba Training	2825	B	2100
Happy Nails	2831	B	1355
Chelsea Click	2833	B	1445
Spartan Energy	2835	B	2100
Work of Art	2843	B	1400
Vacant	2851	B	9100
DML, Inc (TimeClock Plus)	2905	A	64702
TOTAL LEASE SPACE			215,687

Sunset Crossing



SAN ANGELO ECONOMY

The City of San Angelo is centrally located in West Central Texas between the Texas hill country to the southeast and the rolling plains to the northwest. With an altitude of 1,900 feet, the city boasts a very comfortable climate, with temperatures typically ranging from 35-60 in the winter and 70-95 in the summer months. 2019 population was 100,031. The median household income in San Angelo is \$51,928 and the median home price in 2019 was \$138,000. Often referred to as the "best kept secret in Texas", San Angelo offers a small town quality of life with the cultural and economic opportunities of larger cities. The city has two colleges, two hospitals, a military base and a regional airport with direct air service to Dallas and Houston. The economics and quality of life have also made San Angelo a popular retirement community. As the largest city in a 50 mile radius, San Angelo is also the major economic and cultural center for much of the West Texas hill country.

San Angelo has consistently been ranked by many publications and rankings as one of the best small cities for business and employment. In 2020, Business Insider ranked San Angelo in the top 20 cities in the South to move to. It boasts a very diverse economy for a city of its size.

1. Although most oil fields lay to the west of San Angelo, many oil-field service companies are based in the city and employ a large number of local residents. The Cline Shale formation on the northeast side of Tom Green County has become a major stimulus for the San Angelo economy since exploration began in 2013.

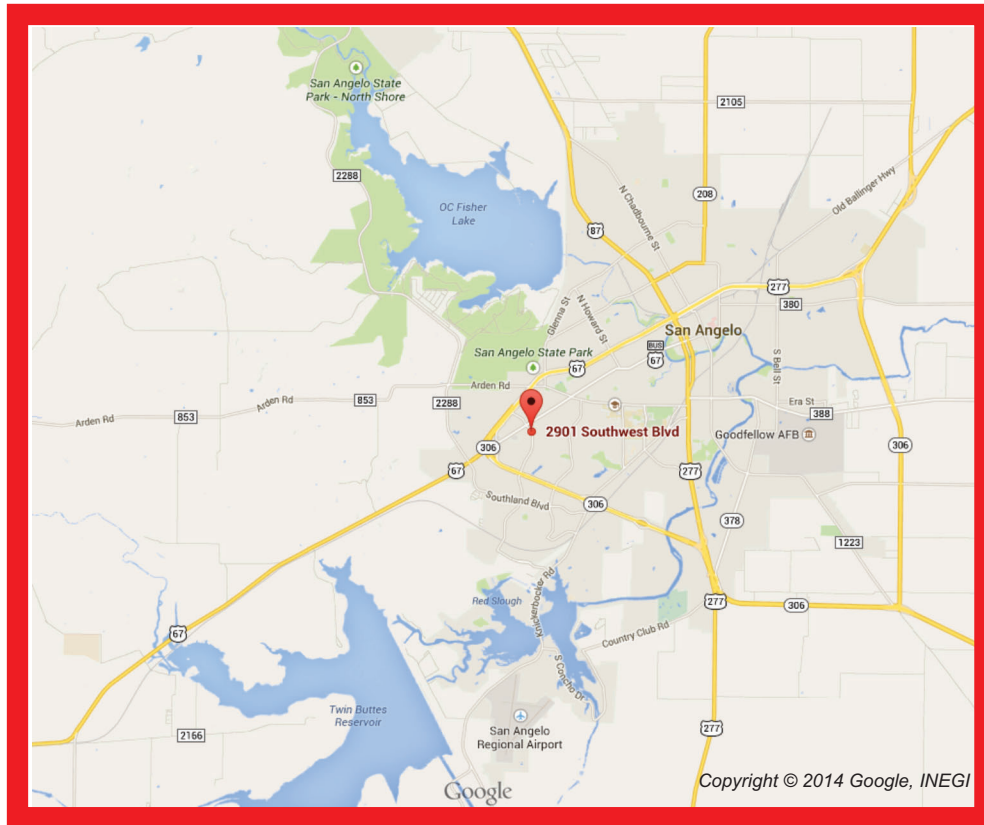
2. The agricultural industry in San Angelo also remains strong. San Angelo's Producer's Livestock Auction is the nation's largest for sheep and lambs, and is among the top five in the nation for cattle auctions. Though most agricultural work is done outside the city, thousands of employees work in the cattle and lamb meat-processing industries, and many more work in agriculture supporting roles inside the city. Two agricultural research centers are located in San Angelo: the Angelo State University Management Instruction and Research Center and the Texas A&M Texas AgriLife Research and Extension Center at San Angelo.

3. The telecommunication industry is a strong employer in San Angelo, including Sitel, Verizon, Performant Recovery Inc. (Formerly DCS), and Blue Cross.

4. San Angelo serves as the regional medical center for West Central Texas. Shannon Medical Center and Community Medical Center employ over 3,000 in San Angelo, and provide services to a large region of West Central Texas.

5. The manufacturing industry has many large employers including Ethicon a division of Johnson & Johnson, Conner Steel, and Hirschfield Steel.

6. The Santa Rita Wind Farm is located close by, providing clean electricity for approximately 120,000 homes.



Texas



Neighboring Commercial Businesses



**Site Location
SUNSET CROSSING
SHOPPING CENTER**



SAN ANGELO, TEXAS

San Angelo is the largest city and principal commercial center for more than 10,000 square miles of West Texas residents



TM-P002. Persons per Square Mile: 2000

Universe: **Total population**

Current Data Set: **Census 2000 Summary File 1 (SF 1) 100-Percent Data**

Texas by Urban Area

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Legend

Data Classes

Persons/Sq Mile
418 - 1382
1388 - 2129
2145 - 3683
4130 - 7097
57932 - 94898

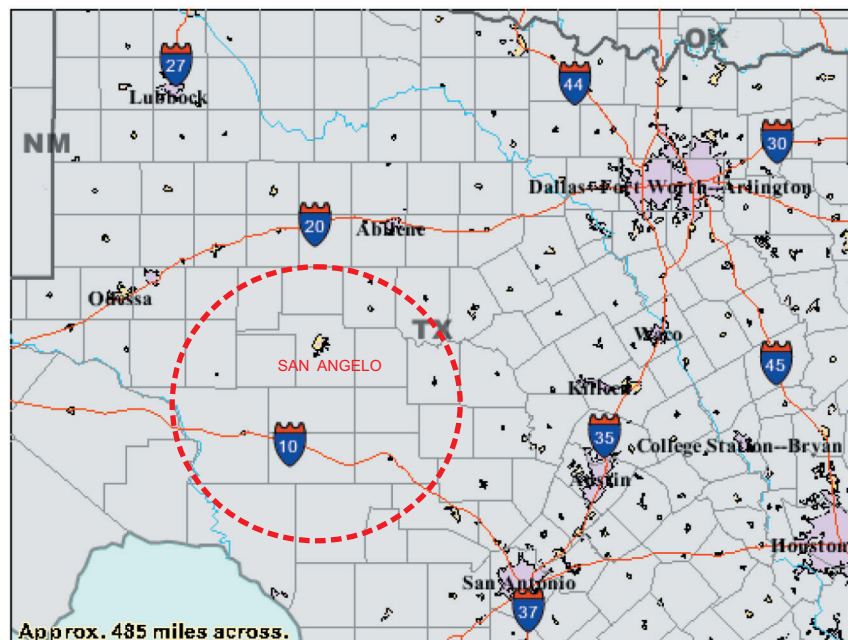
Boundaries

State
'04 County
'04 Co Sub
'04 Place
'04 Con City
'00 Urban Area

Features

Major Road
Street
Stream/Waterbody
Stream/Waterbody

Items in gray text
are not visible
at this zoom level



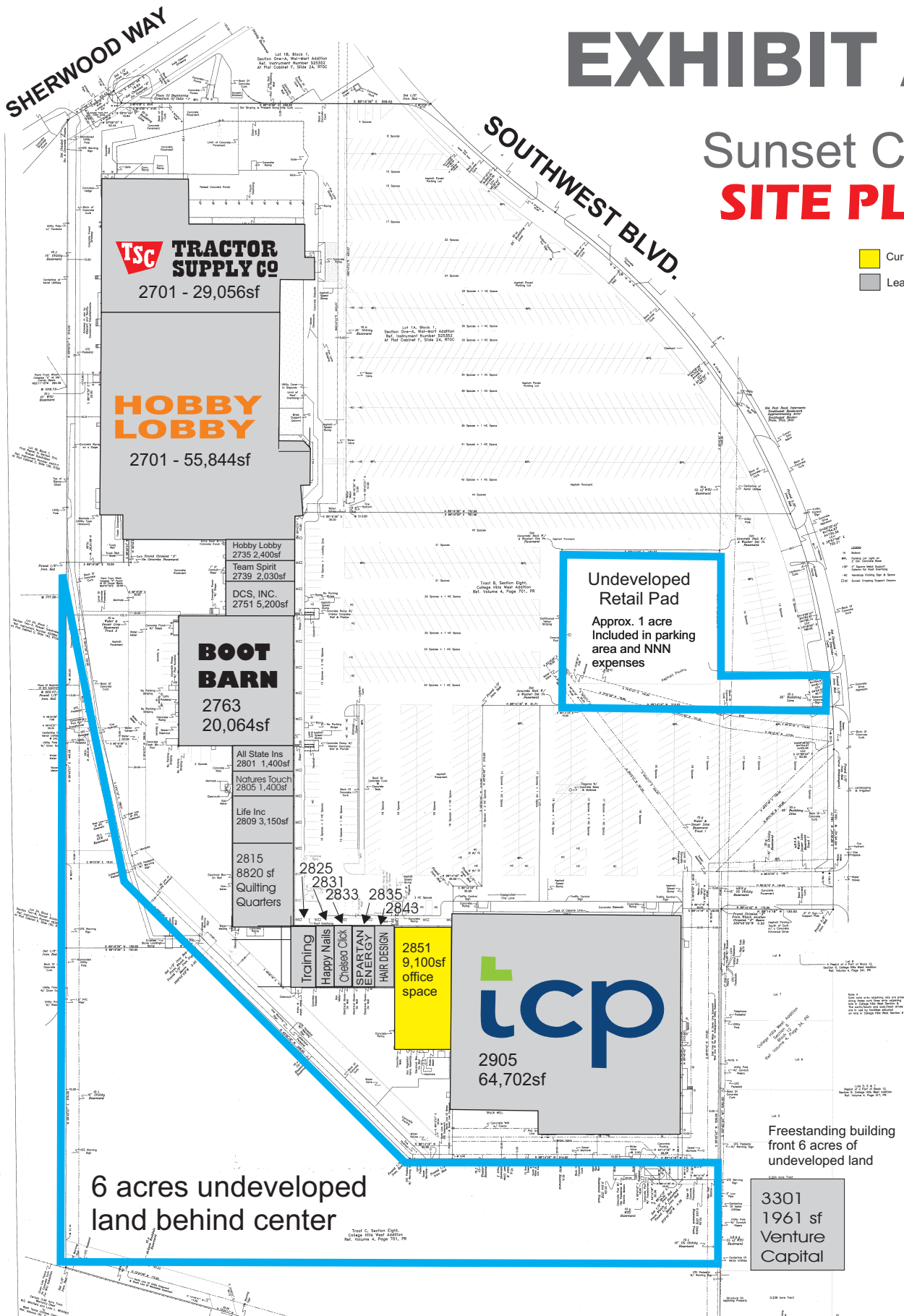
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrix P1.

Distance to major cities:

San Angelo to San Antonio	235
San Angelo to Austin	225
San Angelo to Dallas/Ft. Worth	280
San Angelo to Abilene	90
San Angelo to Midland/Odessa	131
San Angelo to Lubbock	193
San Angelo to Waco	215

EXHIBIT A

Sunset Crossing SITE PLAN

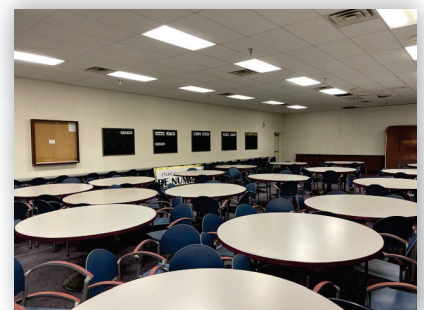
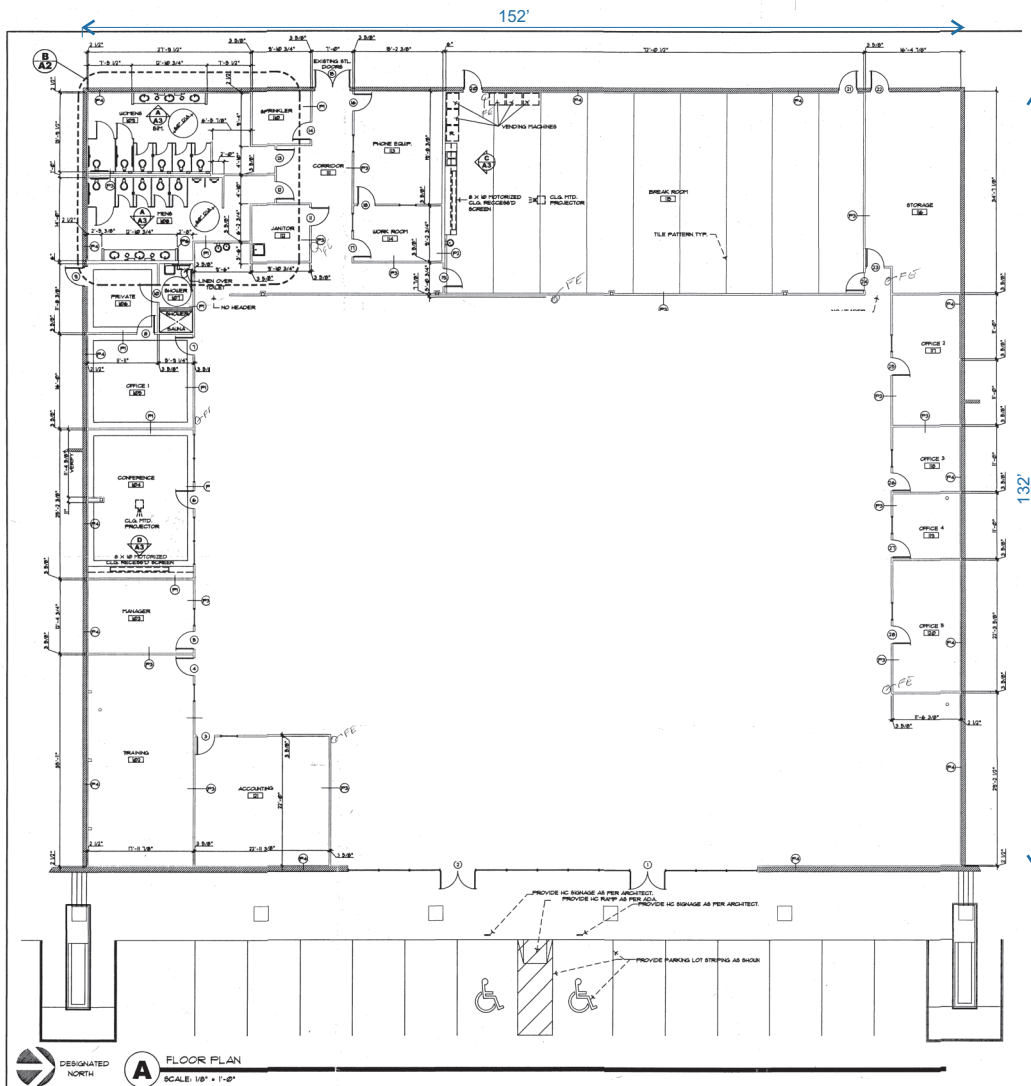


Suite 2763 - 20,064 sf

Asking \$9 per sf NNN (NNN currently \$2.28/sf)

SUITE AMENITIES:

This was a working callcenter and is equipped with extensive network infrastructure and fire sprinklers throughout. Multiple conference rooms and private offices surround an open space layout. Roof was replaced in 2021. HVAC (4) units were replaced in 2022.



represented by

Dub Z. Johnson Real Estate Services

4112 College Hills Blvd. Suite 205 San Angelo, TX 76904

Office: (325) 944-8312 Cell: (325) 277-2013 Fax: (325) 944-8322

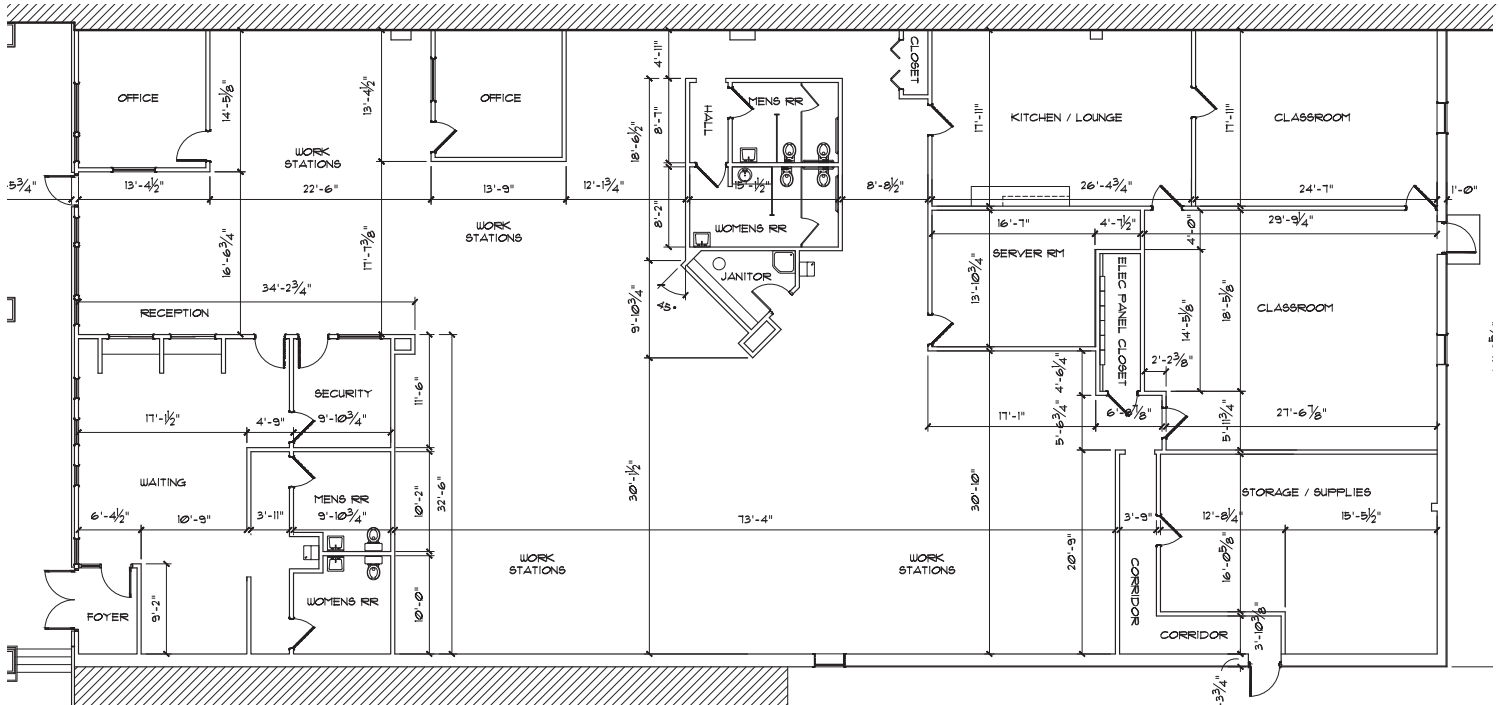
dzjohnson@suddenlinkmail.com

Suite 2851 - 9,100 sf

VACANCY

Asking \$11.50 per sf NNN (NNN currently \$2.28/sf)

This unit was occupied by the GSA for the last 20 years and is in excellent condition. It has HVAC throughout, with ample plumbing and restrooms, and multiple entrances and exits at the front and the rear of the building. Parking is available at the front and rear of the building.



represented by
Dub Z. Johnson Real Estate Services
 4112 College Hills Blvd.
 Suite 205
 San Angelo, TX 76904
 Office: (325) 944-8312
 Cell: (325) 277-2013
 Fax: (325) 944-8322
dzjohnson@suddenlinkmail.com

