

OAK ST, JOURDANTON TX

MIXED USE FOR SALE



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



901 & 903 OAK STREET,
JOURDANTON, TX 78026

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PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



PROPERTY SUMMARY

901 OAK STREET | JOURDANTON, TX 78026



Property Summary

Price:	\$305,000
Building SF:	3,728 SF
County:	Atascosa
Frontage:	Jourdanton Blk 216 Lot 1-3
Parking:	15 Spaces
Year Built:	1965

Property Overview

Discover a prime commercial opportunity in the heart of Jourdanton with this versatile multi-use property located at 901 Oak Street. Offering excellent visibility on a corner lot at Oak St. and Brown St., this $3,728\pm$ SF building is ideal for investors or business owners seeking a turn-key facility in a growing market. Built in 1965 and thoughtfully maintained, the property features multiple leased suites that provide steady income, along with a vacant unit ready for a new tenant or owner-user.

Location Overview

Positioned just minutes from downtown Jourdanton and major thoroughfares, the property benefits from strong traffic counts, convenient access, and proximity to retail, dining, and essential services. With its flexible layout, income-producing potential, and strategic location, 901 Oak Street is a rare find for those looking to expand their business presence or grow their commercial portfolio in Atascosa County.

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PROPERTY PHOTOS

901 OAK STREET | JOURDANTON, TX 78026



PROPERTY PHOTOS

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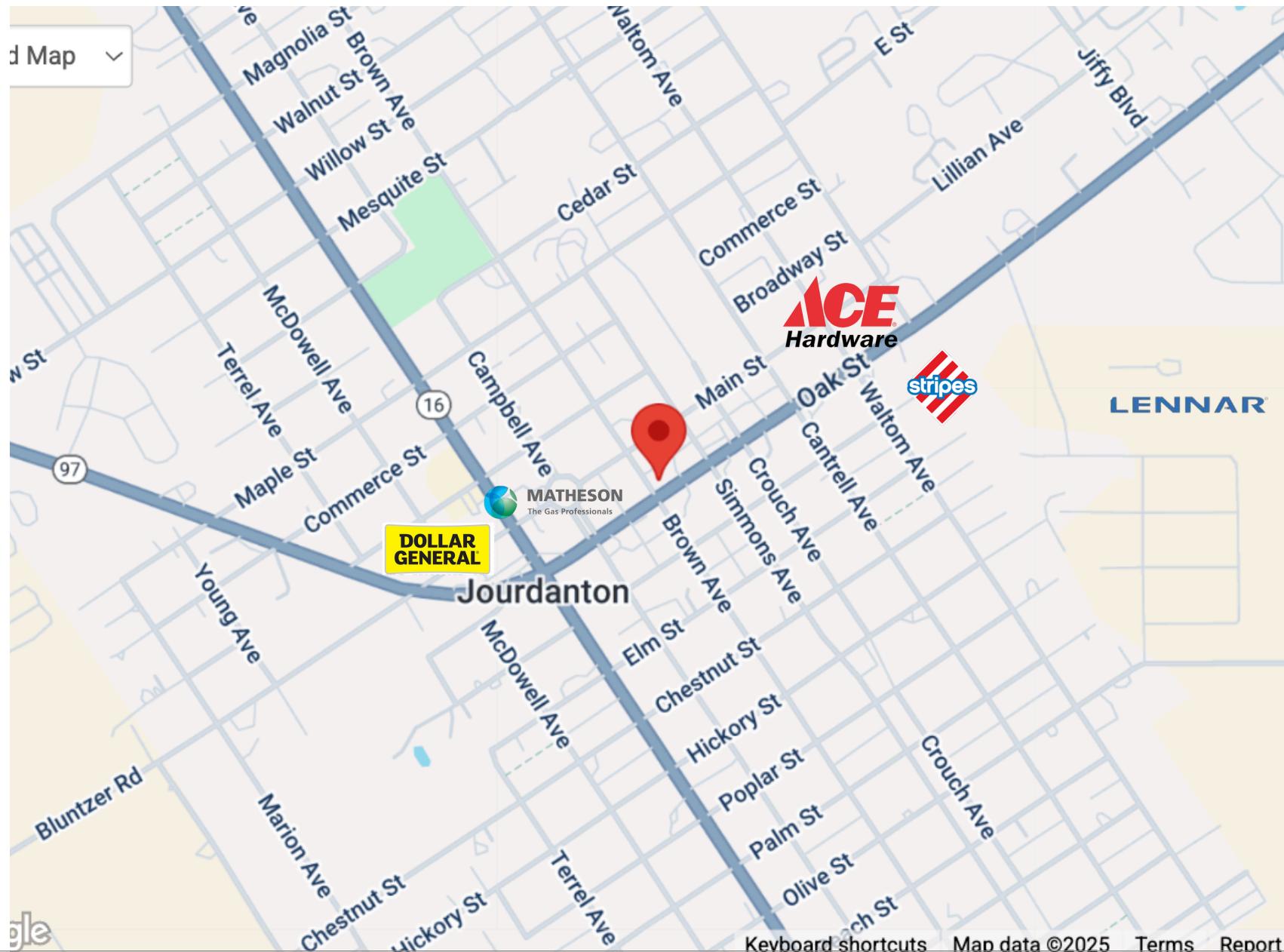
PROPERTY PHOTOS

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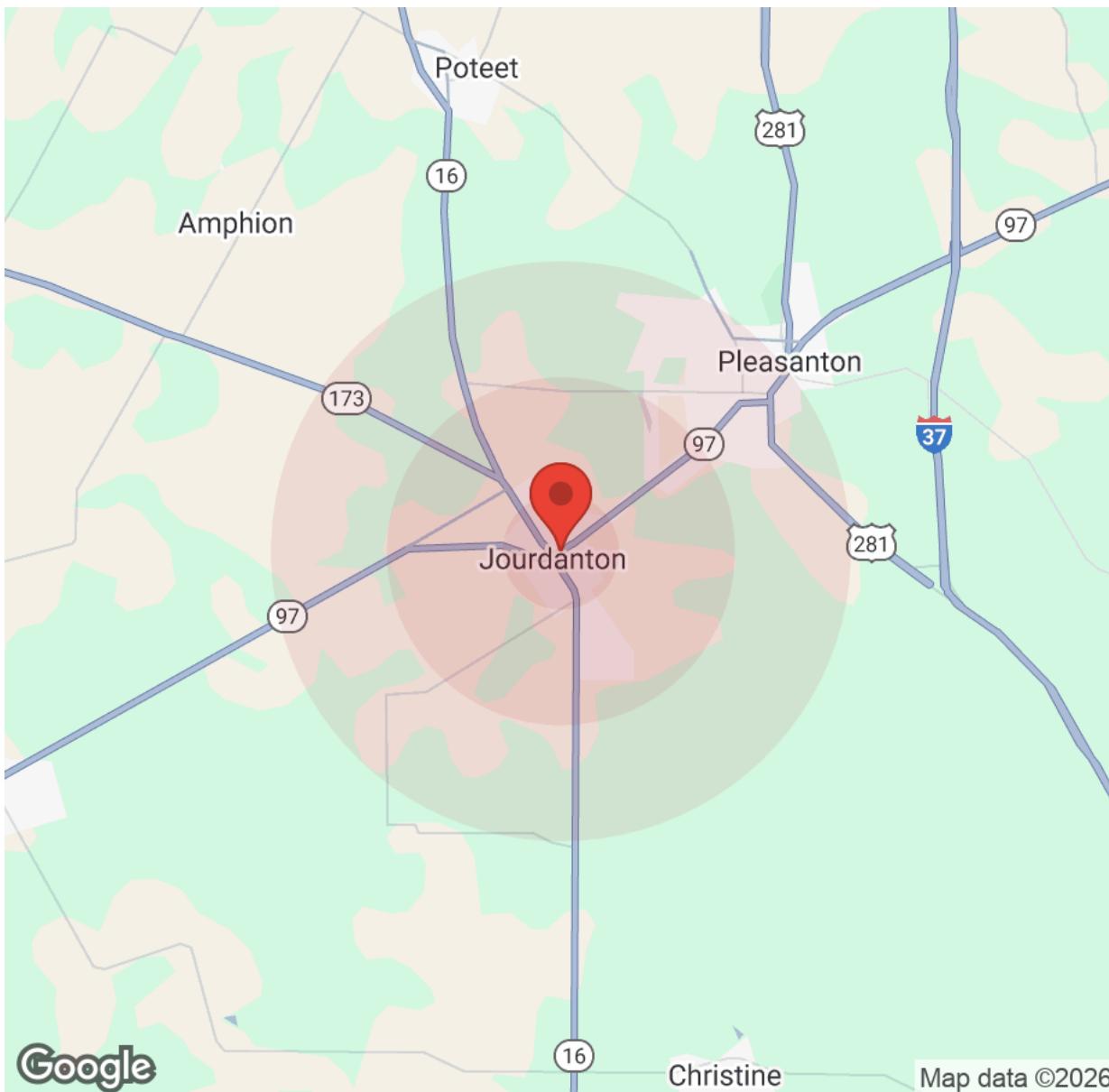
BUSINESS MAP

901 OAK STREET | JOURDANTON, TX 78026



DEMOCRAPHICS

901 OAK STREET | JOURDANTON, TX 78026



Population	1 Mile	3 Miles	5 Miles
Male	1,767	2,680	6,810
Female	1,780	2,718	6,874
Total Population	3,547	5,399	13,684

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	785	1,181	3,008
Ages 15-24	441	666	1,729
Ages 25-54	1,365	2,060	5,168
Ages 55-64	381	589	1,426
Ages 65+	576	900	2,353

Race	1 Mile	3 Miles	5 Miles
White	1,206	1,855	4,684
Black	43	72	185
Am In/AK Nat	7	10	18
Hawaiian	N/A	N/A	N/A
Hispanic	2,222	3,345	8,487
Asian	18	31	104
Multi-Racial	42	73	172
Other	9	12	34

Income	1 Mile	3 Miles	5 Miles
Median	\$82,991	\$81,684	\$81,847
< \$15,000	93	155	443
\$15,000-\$24,999	41	63	237
\$25,000-\$34,999	79	131	298
\$35,000-\$49,999	184	290	627
\$50,000-\$74,999	166	247	661
\$75,000-\$99,999	233	309	679
\$100,000-\$149,999	169	285	1,239
\$150,000-\$199,999	139	200	365
> \$200,000	172	257	354

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,410	2,139	5,421
Occupied	1,277	1,937	4,903
Owner Occupied	852	1,282	3,254
Renter Occupied	425	655	1,649
Vacant	133	202	518

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11-2-2015



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.

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.

Phyllis Browning Company	400203	broker@phyllisbrowning.com	(210) 824-7878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	(210)857-7085
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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DISCLAIMER

901 OAK STREET

All materials and information received or derived from Browning Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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BUSINESS MAP

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