



For Sale

Downtown San Angelo Industrial Warehouse for Sale

2715 N Chadbourne St San Angelo, TX 76903

Bill Rapp

Broker Associate
855.450.0324 xx255
bill.rapp@expcommercial.com



VIDEO

Property Description

Discover an industrial property with great potential situated in a highly sought-after area, ensuring excellent visibility and accessibility. This property boasts recently upgraded electrical systems, enhancing both safety and efficiency for your business operations. Convenient alley access provides ease for deliveries and logistics, while several driveways with multiple entry points facilitate smooth traffic flow and flexibility.

The front section of the property is ideal for office use, adding versatility to this well-rounded industrial space. Whether you're looking to expand your current operations or start a new venture, this property offers the perfect combination of location and functionality.

Don't miss out on this exceptional opportunity to own a property that can cater to various industrial needs. Contact us today to schedule a viewing and explore the endless possibilities this property has to offer!

Property Highlights

Offering Summary

Sale Price:	\$225,000
Number of Units:	2
Building Size:	3,216 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	231	774	2,861
Total Population	604	1,980	7,570
Average HH Income	\$65,138	\$59,640	\$56,977



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Location Description

2715 N Chadbourne St is strategically located in the vibrant city of San Angelo, TX, within Tom Green County. This property benefits from being in a highly accessible area, making it ideal for businesses looking for excellent visibility and connectivity.

Additional Photos

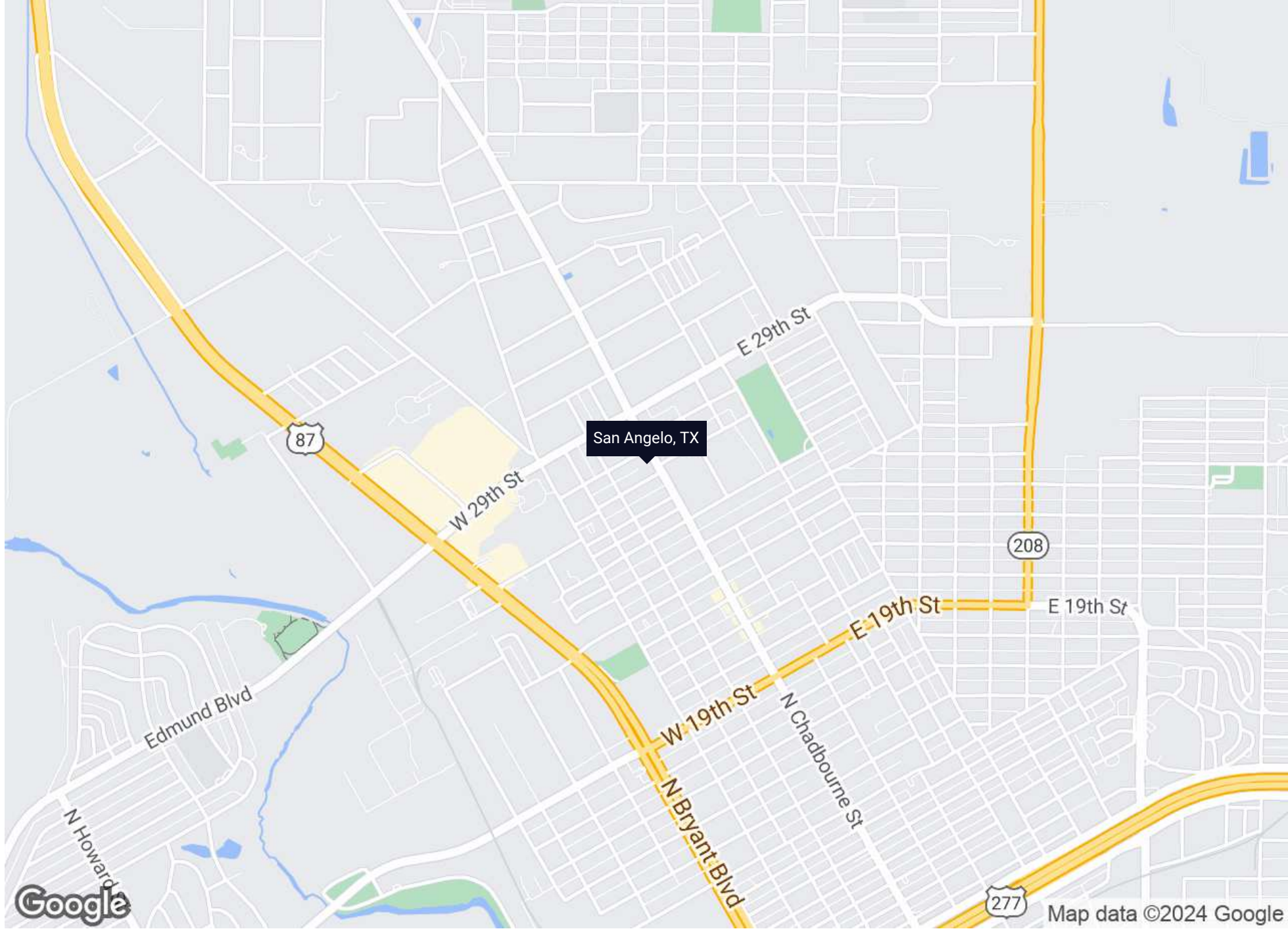


Location Information

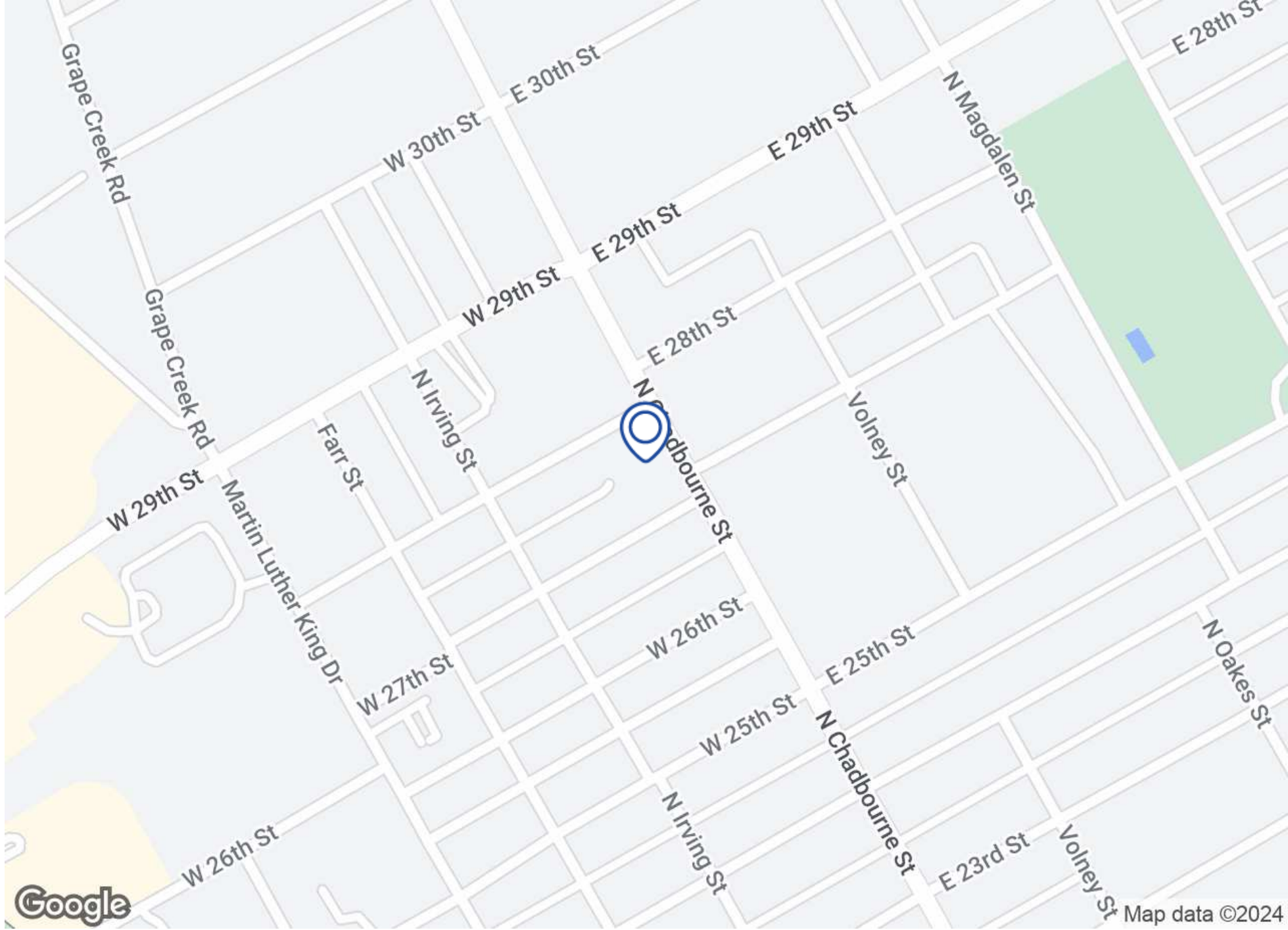
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Industrial Warehouse
for Sale



Regional Map



Location Map



Sale Comparables

For Sale
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Industrial Warehouse
for Sale





Downtown San Angelo Industrial Warehouse For Sale

2715 N Chadbourne St, San Angelo, TX 76903

Price: \$225,000 Bldg Size: 3,216 SF
 Lot Size: 0 SF No. Units: 2



313 S Irving St

San Angelo, TX 76903

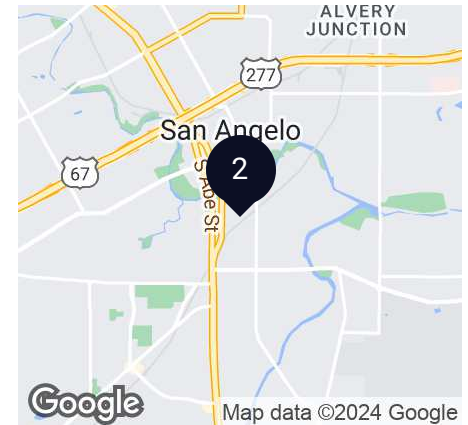
Price: \$220,000



128 W Washington

San Angelo, TX 76903

Price: \$180,680





3
1004 E 19th St
San Angelo, TX 76903

Price: \$186,200



4
804 S Chadbourne St
San Angelo, TX 76903

Price: \$170,240



Demographics

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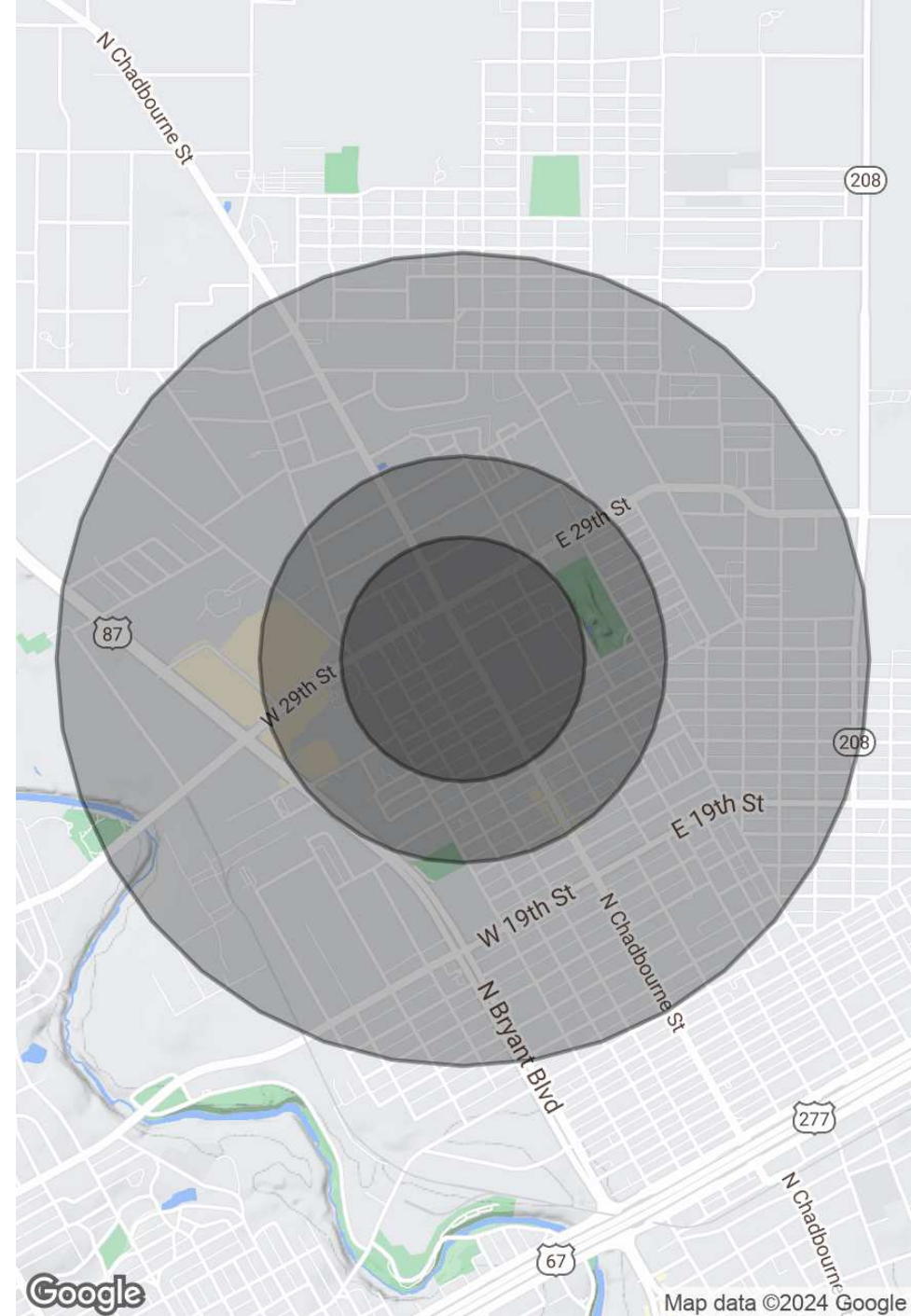


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	604	1,980	7,570
Average Age	38	37	38
Average Age (Male)	39	37	37
Average Age (Female)	38	38	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	231	774	2,861
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$65,138	\$59,640	\$56,977
Average House Value	\$134,162	\$135,888	\$135,867

Demographics data derived from AlphaMap





Bill Rapp

Broker Associate

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TX #595622

Professional Background

I am a Houston commercial broker, with residential experience, as well as a lending background. I have been in the real estate industry for 14 years and counting, and I have worked in many roles within the industry and each has given me a unique perspective of the industry as a whole.

My dedication to clients is rooted in this industry knowledge, but also includes my desire to go the extra mile in networking to source off market opportunities for my clients. Me and my team at eXp Commercial have a cutting-edge technology package that gets the widest exposure for each transaction. eXp Commercial offers a nationwide network through which we can deliver the best exposure and professional advice to achieve our clients’ goals while also minimizing their risk.

Clients appreciate my methodical method of discovery in our initial consultation. Through which we can get to know each other and their specific’s business’s needs and objectives on a granular level. Our processes help navigate each transaction and its potential pitfalls through to a successful outcome for our clients. It is my stated goal to provide our clients with extensive market analysis and expertise that fosters innovative solutions and rewarding commercial real estate opportunities.

Education

Texas A&M BBA Finance

Memberships

CCIM Candidate

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