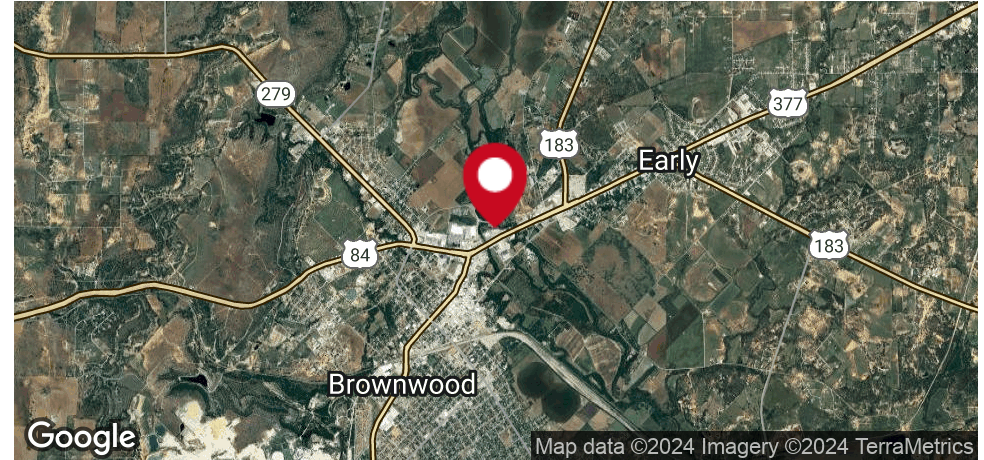


New Retail Building - Shops at Pecan Bayou

436 E COMMERCE ST | BROWNWOOD, TX 76801



OFFERING SUMMARY

Available SF: 1,200 SF - 4,800 SF

Lease Rate: Call For Rates

Lot Size: .835 Acres

Year Built: 2024

Building Size: 6,400 SF

PROPERTY OVERVIEW

1,200-4,800 SF of Retail Space coming Fall 2024, Located on the Pecan Bayou that runs through Brownwood. New build will mirror existing building. An abundance of Parking Spaces. Newly Developed Retail Center with large fast-food chains surrounding.

PROPERTY HIGHLIGHTS

- Located on the Pecan Bayou River
- Ample Parking Available
- Pre-Lease for Fall 2024
- TI Available
- E Commerce St Traffic Count - 23,400 VPD
- End-cap tenant is Tropical Smoothie 1,600 SF
- End-cap has potential for yard space/outdoor seating
- Drive through available on both sides of the building

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Retail Property For Lease

Additional Photos

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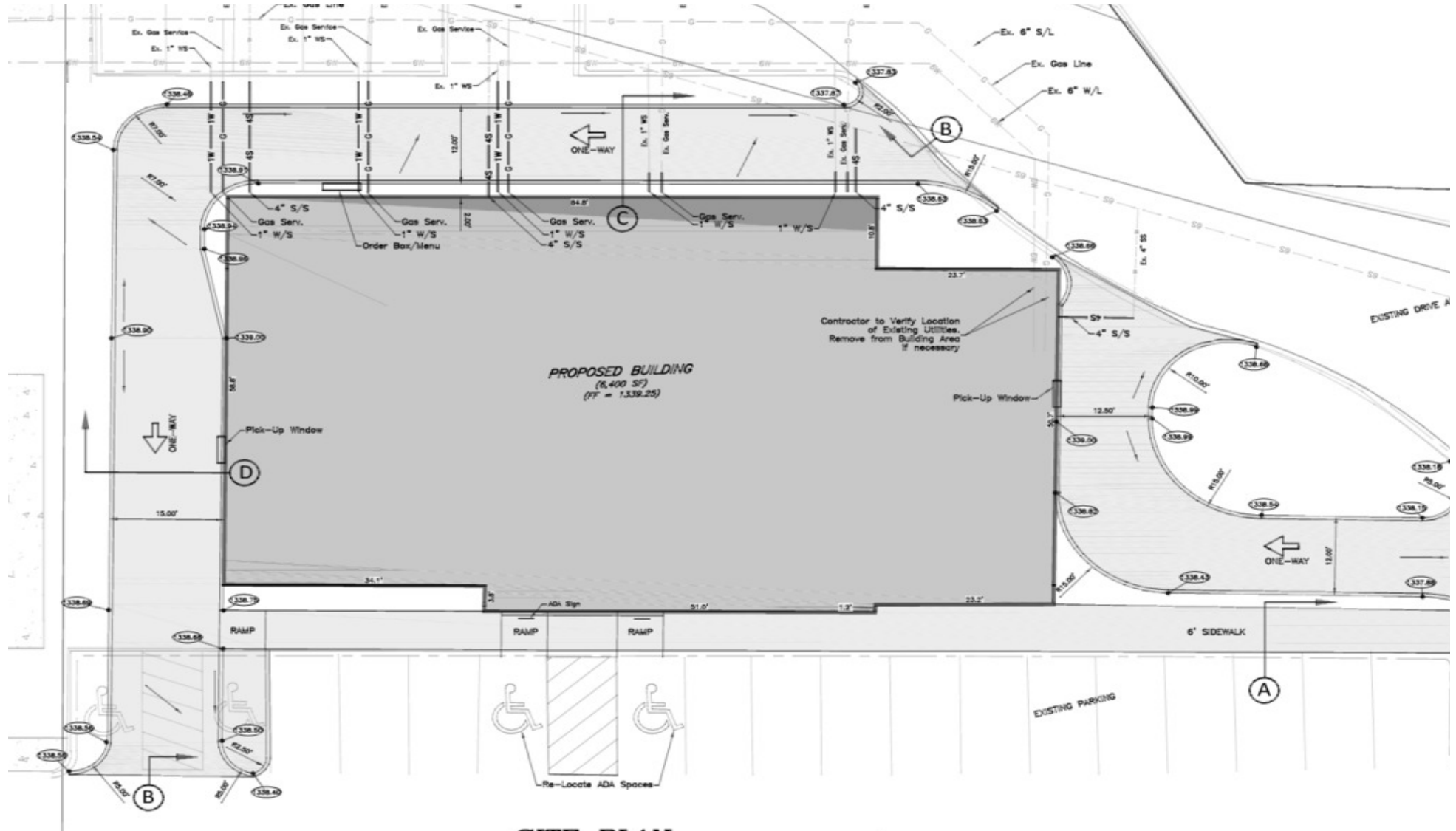
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Site Plans

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Retailer Map

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