

TWO FREE STANDING RETAIL BUILDINGS

304 & 306 North Main Street | Calvert, TX 77837



FOR SALE

OLDHAMGOODWIN.COM | 979.268.2000

Oldham
Goodwin **OG**

OFFERING SUMMARY

OLDHAM GOODWIN is pleased to present two freestanding retail properties located on North Main Street in the city limits of Calvert, Texas. These properties are ideally situated in a high-traffic area with over 12,244 VPD on State Highway 6. 304 North Main Street is a fully equipped restaurant with a drive thru. This property is perfect for a fast-food restaurant, coffee shop, or other retail business that requires a drive thru. 306 North Main Street is a multi-use building with a large garage and roll up door. This property is versatile and could be used for a variety of businesses, such as a car dealership, warehouse, or light industrial. Both properties are located near the historic downtown district of Calvert, which is a charming town with a small vibrant community. Calvert is home to a variety of small businesses and amenities, including restaurants, shops, schools, and parks.



SALES PRICE

304 - \$175,000

306 - \$75,000



BUILDING SIZE

304 - 1,500 SF

306 - 1,750 SF



LAND SIZE

0.746 AC



FULLY EQUIPPED RESTAURANT BUILDING

- Includes all FF&E including full kitchen, tables, chairs, neons, TVs and much more
- Includes pylon sign on Main Street (Highway 6)
- Features an established drive thru

LIGHT INDUSTRIAL BUILDING

- +/- 750 SF of Office Space
- One (1) Roll Up Door
- Great Access and Visibility from Highway 6

NOTABLE MAIN STREET & HISTORIC DISTRICT

- Calvert named #4 of Top 15 Towns In Texas That Have The Best Main Street You Gotta Visit (Source: onlyinyourstate.com)
- Calvert is an old cotton town with an extremely extensive National Historic District, encompassing 47 blocks and featuring antiques stores, restaurants, art galleries and specialty shops
- The 19th-century Victorian architecture can be seen in the downtown buildings and grandiose old homes

City of Calvert



Main Street

6



BUILDING SPECIFICATIONS

| | |
|------------------------|--|
| Building Area: | 304 - 1,500 SF 306 - 1,750 SF |
| Year Built: | 1981 |
| Foundation: | Slab |
| Exterior Walls: | 304 - Stucco 306 - Brick & Metal |
| Roof Cover: | 304 - Composite Shingle 306 - Metal |
| Utilities: | Water, Electricity, Sewer, Gas |
| Parking: | 304 - 6/1,000 SF 306 - N/A |

SITE SPECIFICATIONS

| | |
|---------------------------|--|
| Size: | 0.746 Acres |
| Legal Description: | Lots 1-5, Block 33, Leverton Extens Calvert, 1345/505 |
| Access: | 2 Curb Cuts along Highway 6 |
| Zoning | N/A |
| Frontage: | ~250' along Highway 6 |

304



306



Tidwell Creek Road

6

Main Street: ~12,244 VPD

Drive-Thru

DEMOGRAPHICS

1 MILE

| ESTIMATED POPULATION | HOUSEHOLD INCOME | CONSUMER SPENDING |
|----------------------|------------------|-------------------|
| 742 | \$57K | \$7.8M |

3 MILE

| ESTIMATED POPULATION | HOUSEHOLD INCOME | CONSUMER SPENDING |
|----------------------|------------------|-------------------|
| 1.1K | \$56K | \$11.3M |

5 MILE

| ESTIMATED POPULATION | HOUSEHOLD INCOME | CONSUMER SPENDING |
|----------------------|------------------|-------------------|
| 1.2K | \$57K | \$12.8M |



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER

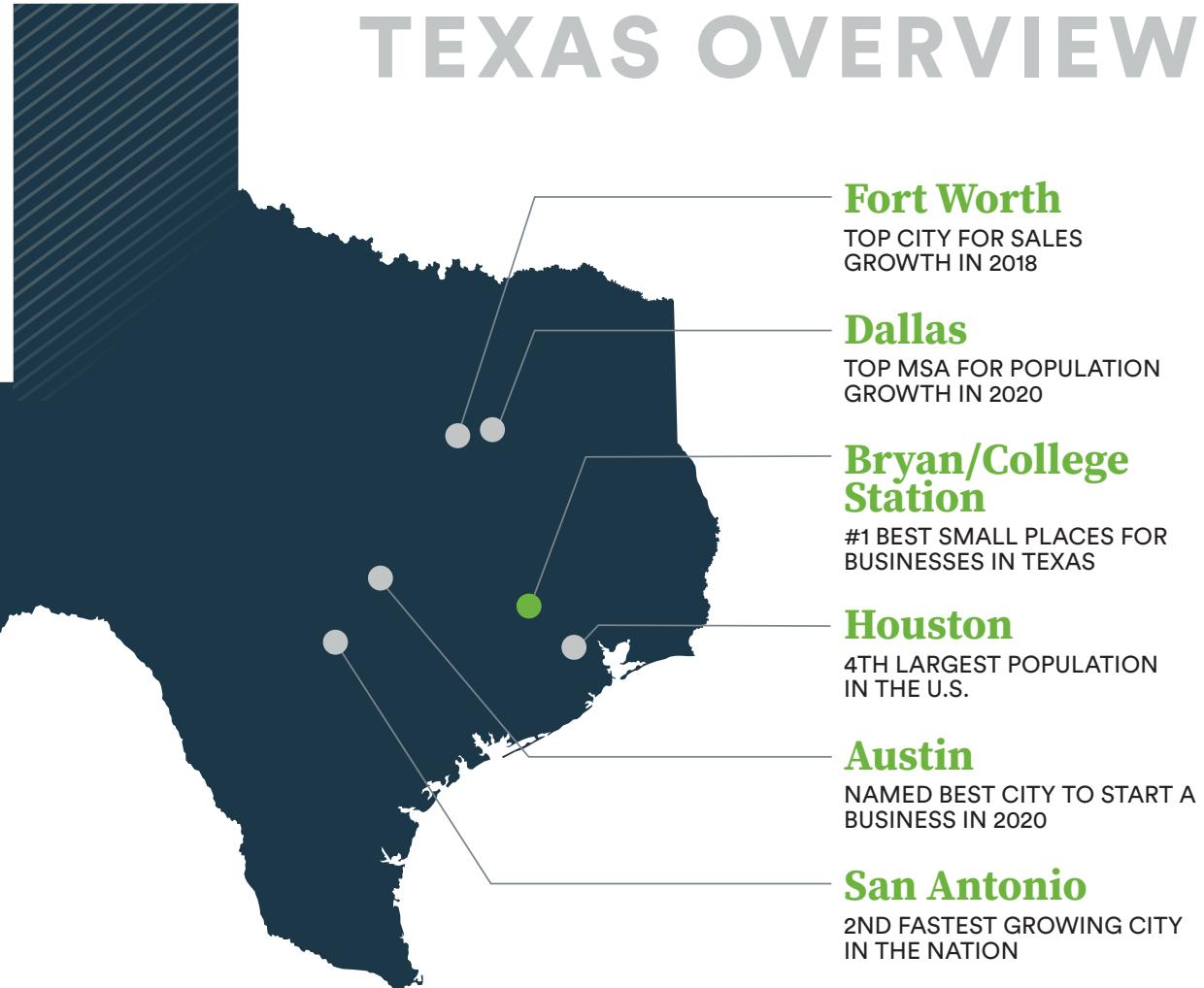


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY
**POPULATION
412,681**

#1 BEST SMALL PLACES
FOR BUSINESS AND
CAREERS IN TEXAS

#1 FASTEST JOB GROWTH
RATE IN TEXAS IN
MID-SIZED METRO
AREAS



HOME TO TEXAS A&M UNIVERSITY

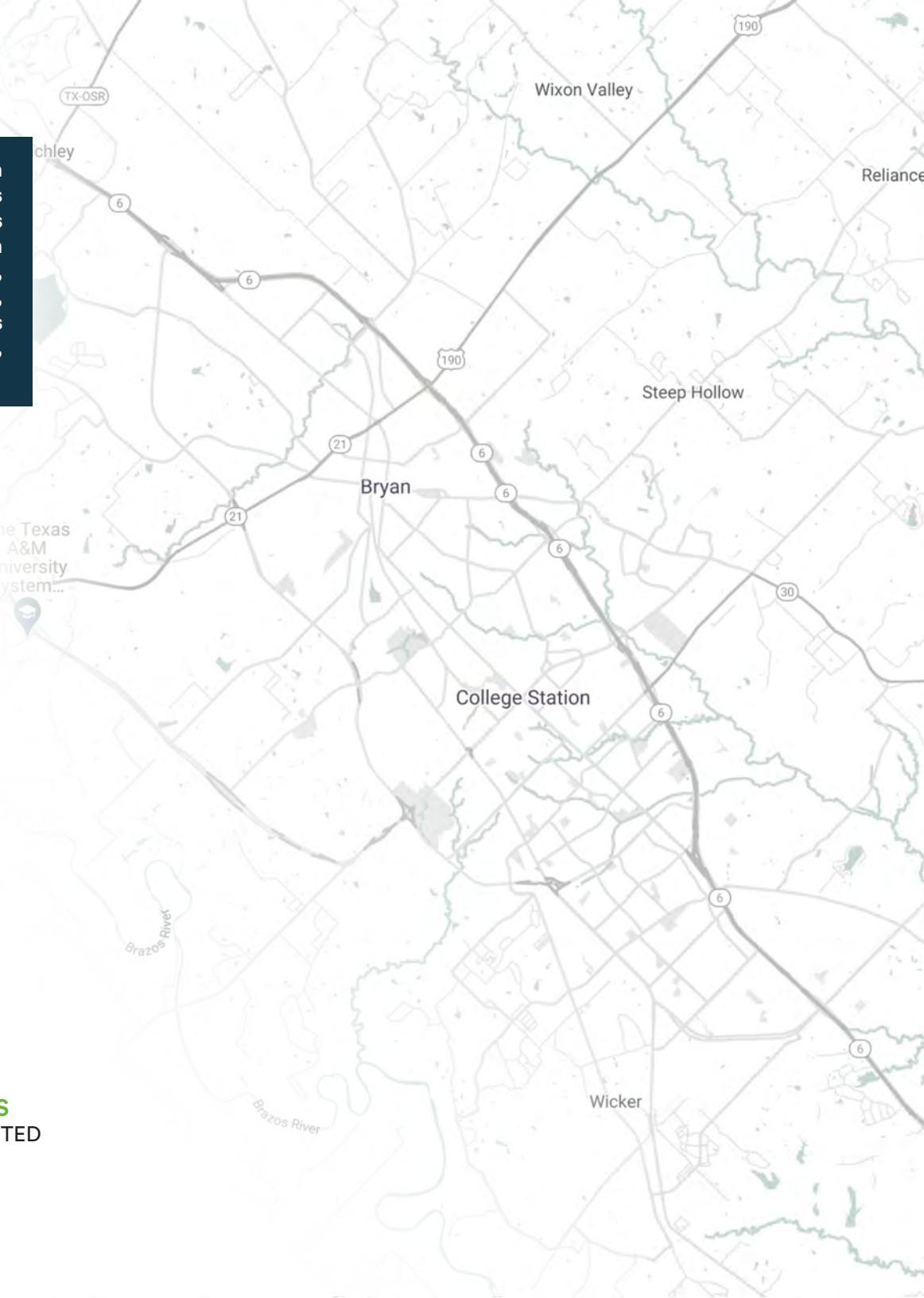
1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S
OF FORTUNE 500 COMPANIES

4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12%
LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

| | | | |
|---|-------------|-------|-------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Name of Designated Broker Licensed Individual or Business Entity, if applicable | License No. | Email | Phone |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Name of Sales Agent/Associate | License No. | Email | Phone |



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Freddy Alonso

Associate | Retail Services

D: 979.977.6086 **C:** 956.854.5631

Freddy.Alonso@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500 | Bryan, Texas 77079



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This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.