

# San Angelo Target Outparcel 4151 Sunset Dr, San Angelo, TX 76904

Available for Lease

- Intersection of SE quadrant of Loop 306 & Sherwood Way
- In front of Target and Ross
- 3 ingress/egress points for W 306 Loop
- Target Anchored Development

## Area Highlights

- Best in class co-tenancy
- Shopping Center fronting Hwy 306
- Adjacent to Sunset Mall

## Access

- 6 points of ingress/egress

## Lease Rates

- Call broker for pricing

## Demographics



### Population Estimate

1 mi	3 mi	5 mi
8,750	46,889	76,083

### Daytime Population

1 mi	3 mi	5 mi
9,289	40,812	70,962



### Median Household Income

1 mi	3 mi	5 mi
\$69,344	\$72,209	\$70,738



## Area Retailers & Restaurants

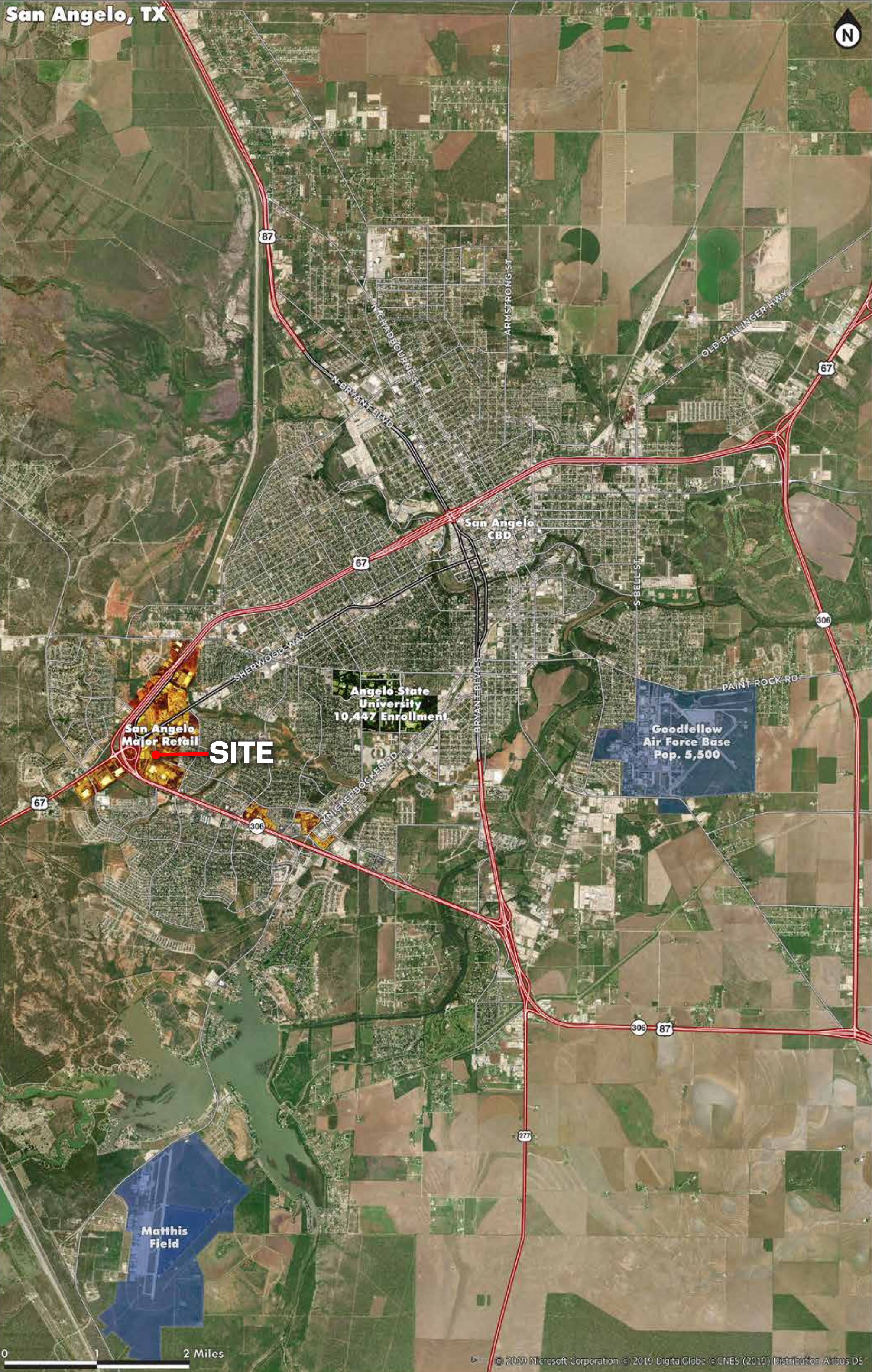


Endeavor Real Estate Group  
500 W 5th Street, Ste 700 | Austin, TX 78701  
p. 512 682-5500 | f. 512 682-5505

Evan Deitch  
512-682-5544  
edeitch@endeavor-re.com

Pierce Jones  
512-682-5582  
pjones@endeavor-re.com

**ENDEAVOR**  
endeavor-re.com



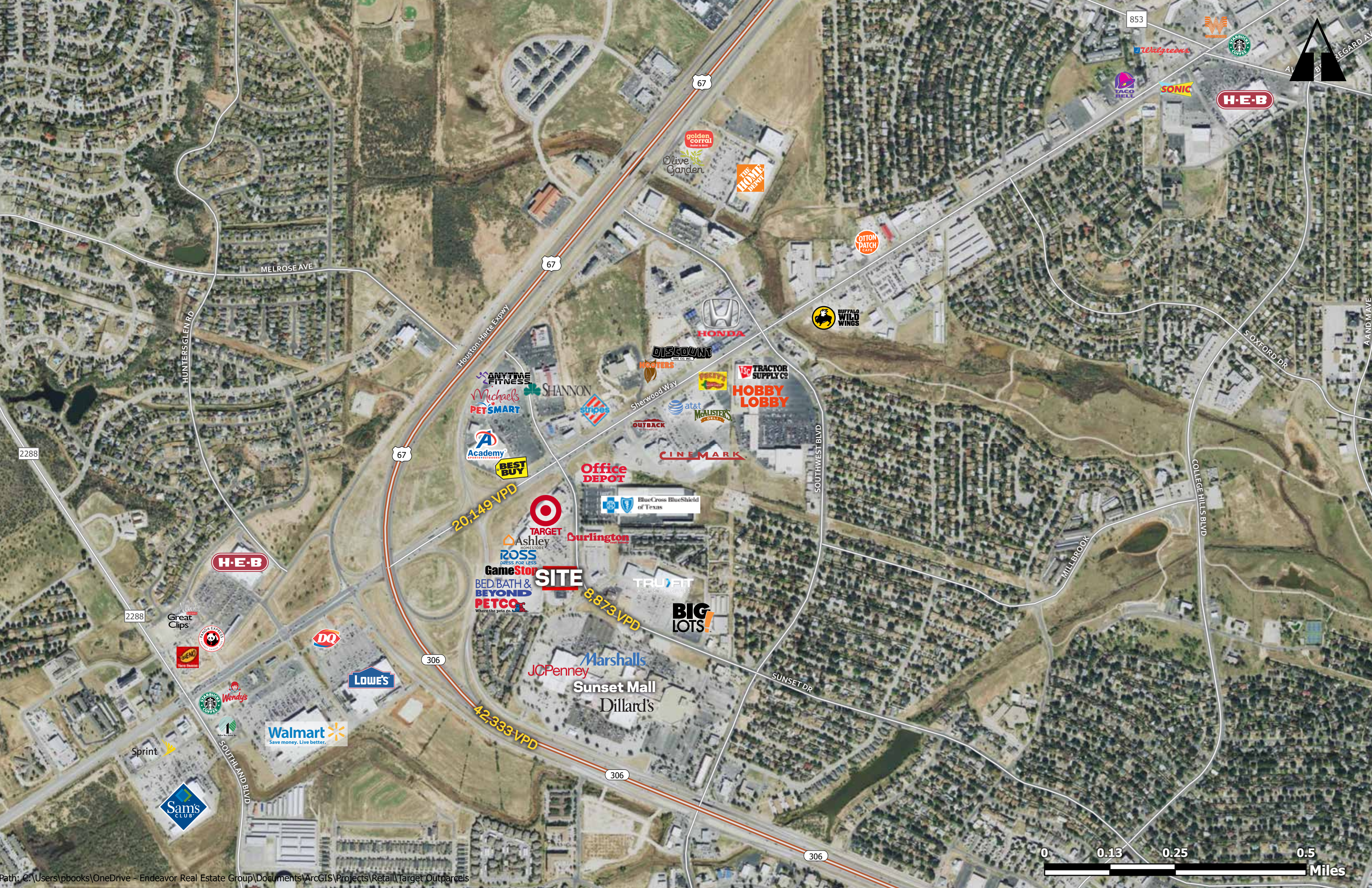
San Angelo Major Retail

**SITE**

Angelo State University  
10,447 Enrollment

Goodfellow Air Force Base  
Pop. 5,500

Matthis Field



853

67

67

67

2288

2288

306

306

306

20,149 VPD

8,873 VPD

42,333 VPD

**SITE**

MELROSE AVE

HUNTERS GLEN RD

Houston Harris Expwy

Sherwood Way

SOUTHWEST BLVD

SUNSET DR

MILLBROOK

COLLEGE HILLS BLVD

S OXFORD DR



0 0.13 0.25 0.5 Miles



**Office  
DEPOT**

Aspen  
Dental  
SHANNON

BlueCross BlueShield  
of Texas

20,149 VPD

  
**TARGET**

Ashley  
HOMESTORE

**Burlington**  
Cost Factory

Wellington Place Apts  
160 Units

**ROSS**  
DRESS FOR LESS

SUNSET DR

**Game  
Stop**

8,873 VPD

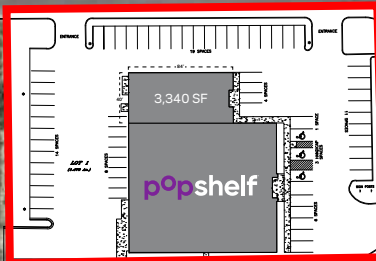
KIRKLAND'S

**MATTRESSFIRM**

**Old Town Buffet**

WELLINGTON DR

VERSONA  
ACCESSORIES



**FAMILY** Christian Stores

**TRU>FIT**  
ATHLETIC CLUBS

**BED BATH &  
BEYOND**

**five  
BEL'W**

**PETCO**  
Where the pets go.

**PartyCity**

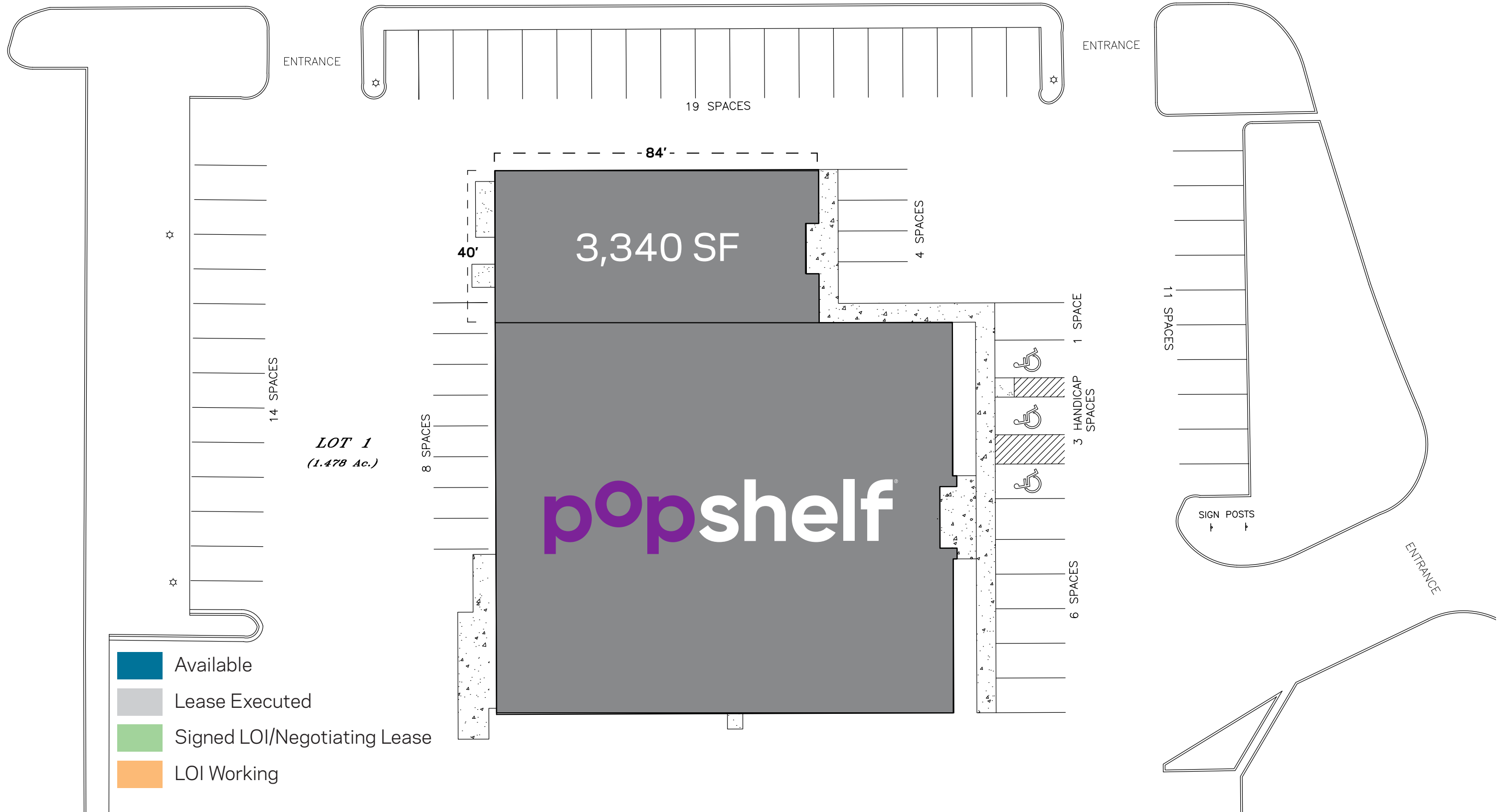
**GAM  
SAFETY**

LOOP 306

Desert Shadows Apts  
220 Units

**BIG  
LOTS!**

0 125 250 500 Feet





## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Evan Gray Deitch	662260	EDeitch@Endeavor-Re.com	512-682-5544
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Pierce Jones	725521	PJones@Endeavor-Re.com	512-682-5582
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date