

FOR LEASE

LEASE RATE

\$11.00-\$16.00
PSF NNN

📍 111 COUNTY RD 227, EAST BERNARD, TX 77435
±3,992 SF COMMERCIAL BUILDING ON ±1.83 AC



TRACY NAPIER
Principal/Associate Broker
Tracy@TexasCRES.com
(713) 907-1707



PROPERTY HIGHLIGHTS



Location

111 County Road 227,
East Bernard, TX 77435



Asking Price

\$11.00-\$16.00 PSF NNN



Size

±3,992 SF Commercial
Building on ±1.83 AC

- **±8,612 SF commercial building on ±1.83 acres**, providing a sizeable commercial footprint with room to grow

- **Versatile property configuration** offers potential for office, service, retail, or operational uses

- **±1.83 acres of total land** provides valuable outdoor space for parking, storage, equipment, or other business needs

- Two ingress/egress points from CR 227, and almost 350 feet of US 59 frontage. Traffic count of 33,000+ vehicles per day on US 59 (AADT 2025)

- **East Bernard location** places the property within an established Wharton County community and regional trade area

- **Ground lease opportunity also available**; Call broker for pricing

- **\$11-\$16/SF NNN lease rate** provides a range of options based on tenant requirements and space needs

Contact Us

TRACY NAPIER

Tracy@TexasCRES.com

(713) 907-1707

EXTERIOR PICTURES



INTERIOR PICTURES



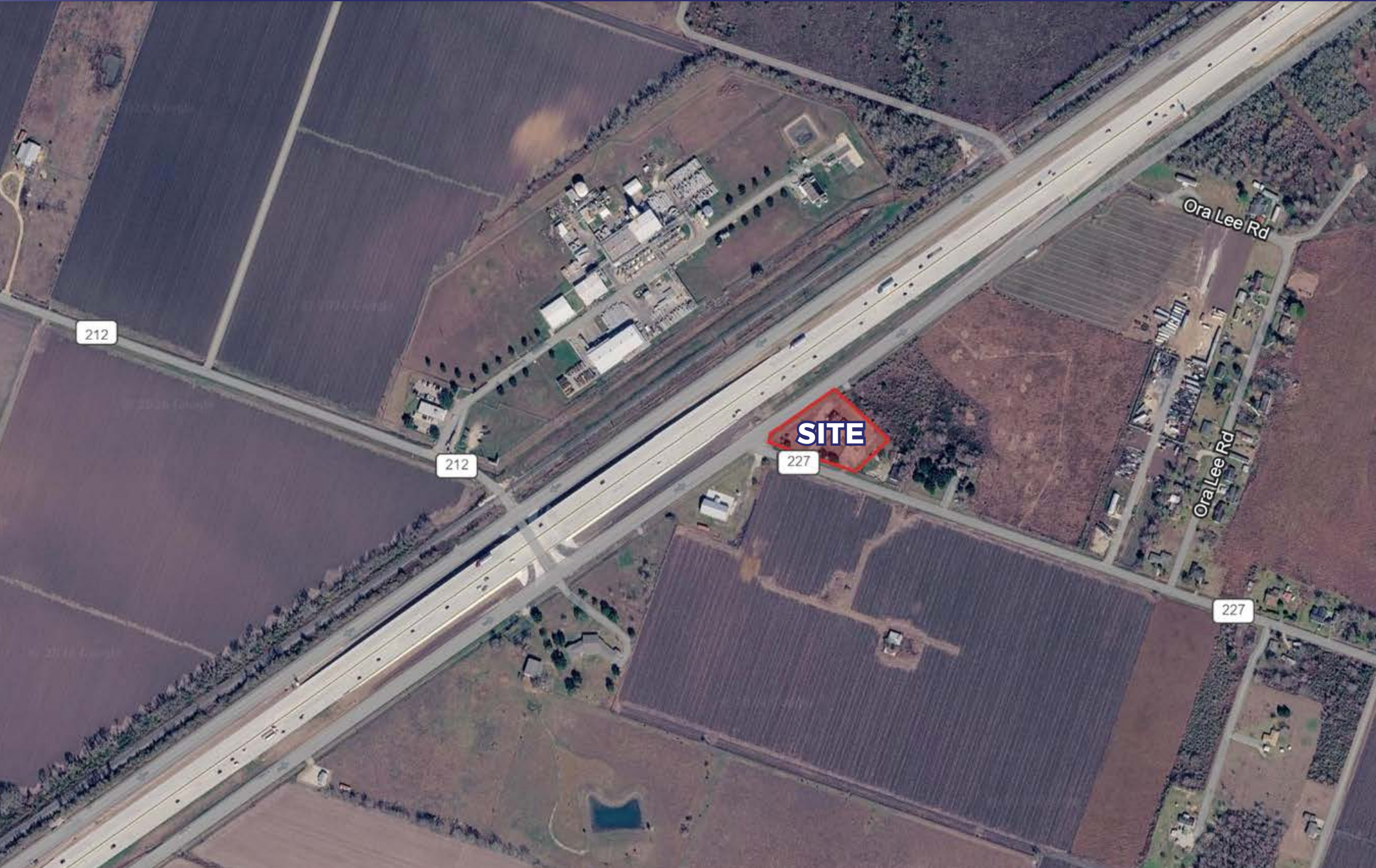
INTERIOR PICTURES



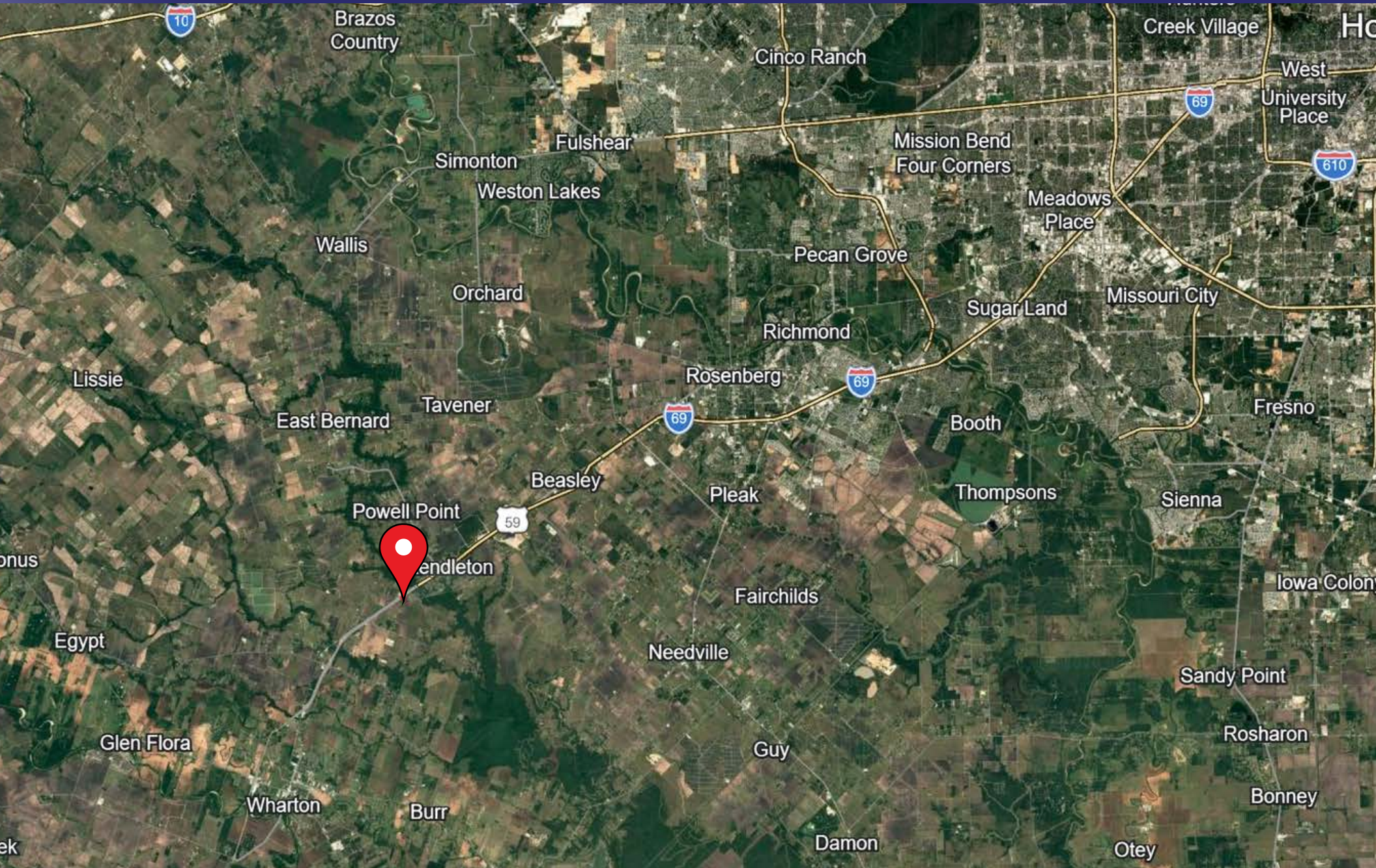
INTERIOR PICTURES



SITE AERIAL



LOCATION MAP



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

111 County Road 227, East Bernard, Texas, 77435

Ring of 3 miles

KEY FACTS

1,515

Population



577

Households

42.6

Median Age

\$48,193

Median Disposable Income

EDUCATION

10.1%

No High School Diploma



37.1%

High School Graduate



39.3%

Some College/
Associate's Degree



13.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$58,916

Median Household Income



\$33,363

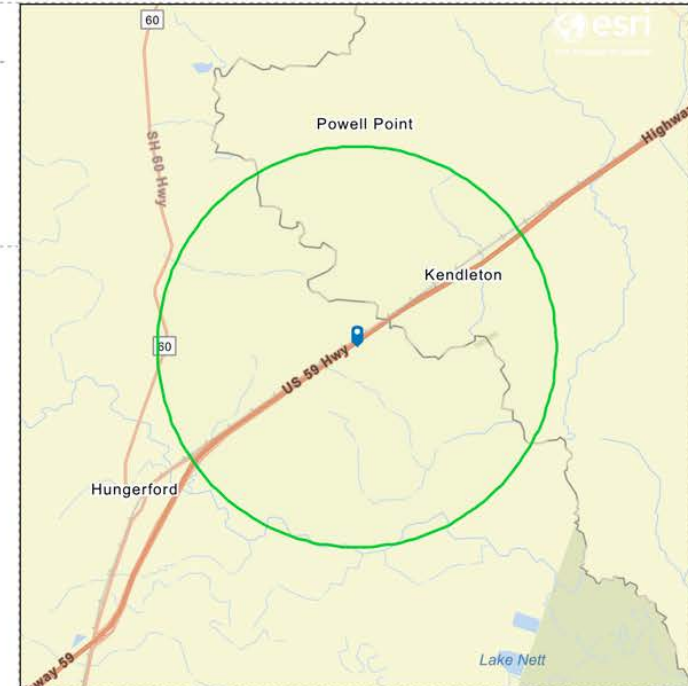
Per Capita Income



\$197,634

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



63.1%

White Collar



22.1%

Blue Collar



26.9%

Services

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Full demographic package available upon request.

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Texas C.R.E.S.	9004590		(713)473-7200
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Joel C. English	465800	joel@texasgres.com	(281)808-1166
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tracy Napier	656778	tracy@texasgres.com	(713)907-1707
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

This form was produced by the subscriber named below through Texas FormSource.

IABS 1-0 Date
TXR 2501

Texas C.R.E.S. LLC, 11007 Northpointe Blvd, Suite E, Tomball, TX 77375
Joel English

Phone: 2819081166
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Fax:



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

TRACY NAPIER
Principal/Associate Broker
Tracy@TexasCRES.com
(713) 907-1707

www.TexasCRES.com

