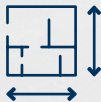


RETAIL FOR LEASE

BRAZOS SHOPPING CENTER

2801 HIGHWAY 180 EAST | MINERAL WELLS, TEXAS 76067



SPACE AVAILABLE
700-23,831 SF



PRICING
CONTACT BROKER
NNN EST. \$2.65

CONTACT

Tracy Gray | 817.629.0176 | tgray@holtlunsford.com

Ross Moncrief | 817.632.6154 | rmoncrief@holtlunsford.com

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2801 HIGHWAY 180 EAST | MINERAL WELLS, TEXAS 76067

PROPERTY HIGHLIGHTS

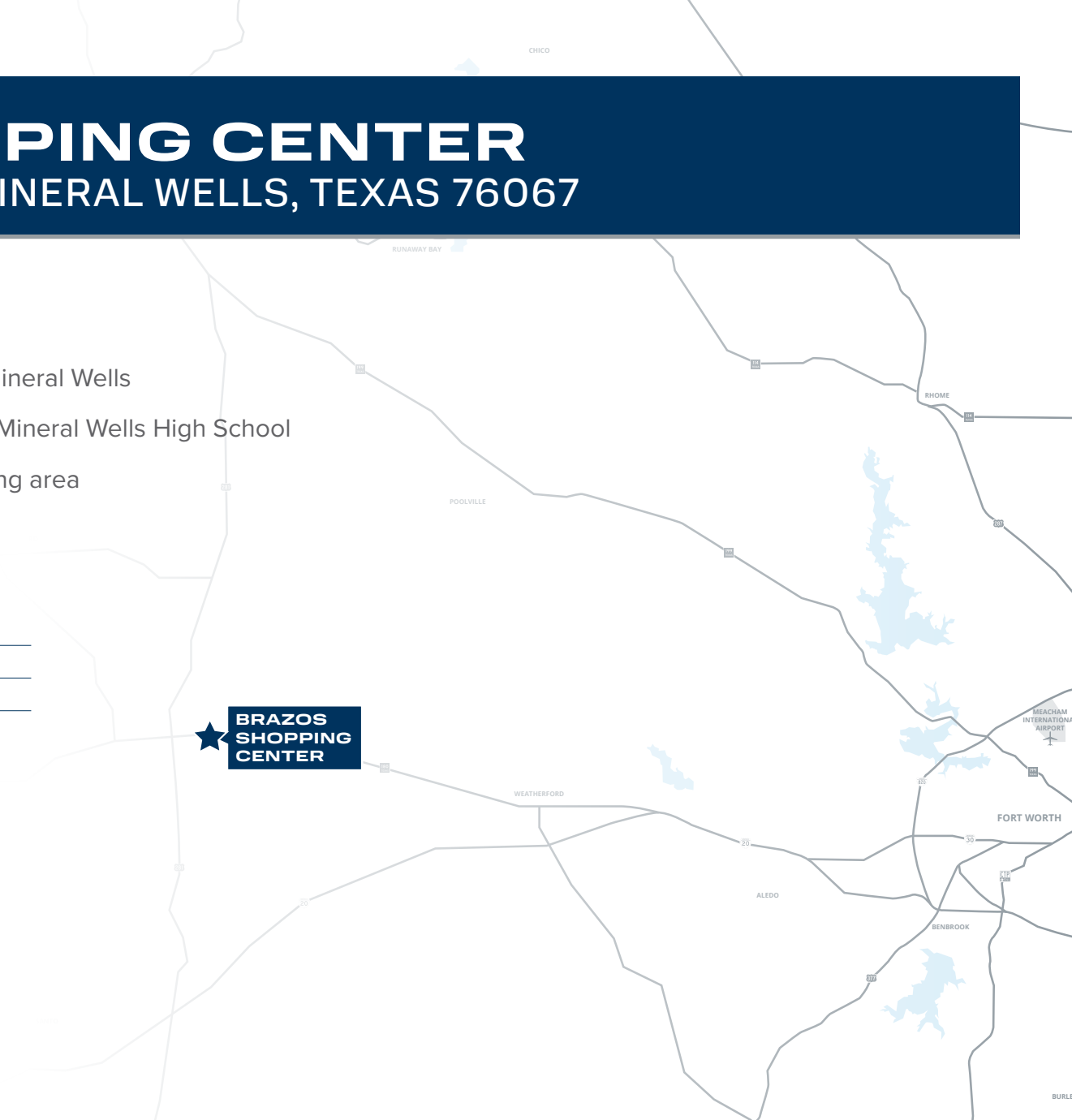
- Centrally located on the main thoroughfare for Mineral Wells
- Close proximity to Mineral Wells Town Square & Mineral Wells High School
- Strong National & Regional retailers in surrounding area
- Strong local ownership

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,681	15,235	18,272
Average Household Income	\$72,977	\$66,906	\$69,114

TRAFFIC COUNT

E Hubbard St & SE 10th Ave E	26,644
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1	ARONA
2	VACANT (10,536)
3	VACANT (23,831 SF)
4	VACANT (1,196 SF)
5	THE BLUE BOUTIQUE
6	WEATHERFORD CLEANERS
7	DELUXE NAIL & SPA
8	HIBBETT'S
9 & 10	VACANT (7,772 SF)
11	BRANDON'S KITCHEN
12 & 13	180 SIGNS
14	VACANT (7,983 SF)
15	GARRETT'S JEWELRY & LOAN
16	REPUBLICAN HEADQUARTERS
17	FIRST TRAVEL
18	BRAZOS CINEMA
19	VACANT (1,560 SF)
20	VACANT (700 SF)
21	VACANT (700 SF)
22 & 23	EMERALD LANE SALON & GIFTS
24	THE EDGE SALON
25	VACANT (690 SF)
26	METRO
27	SECURITY FINANCE
28	PRATT & GARRETT



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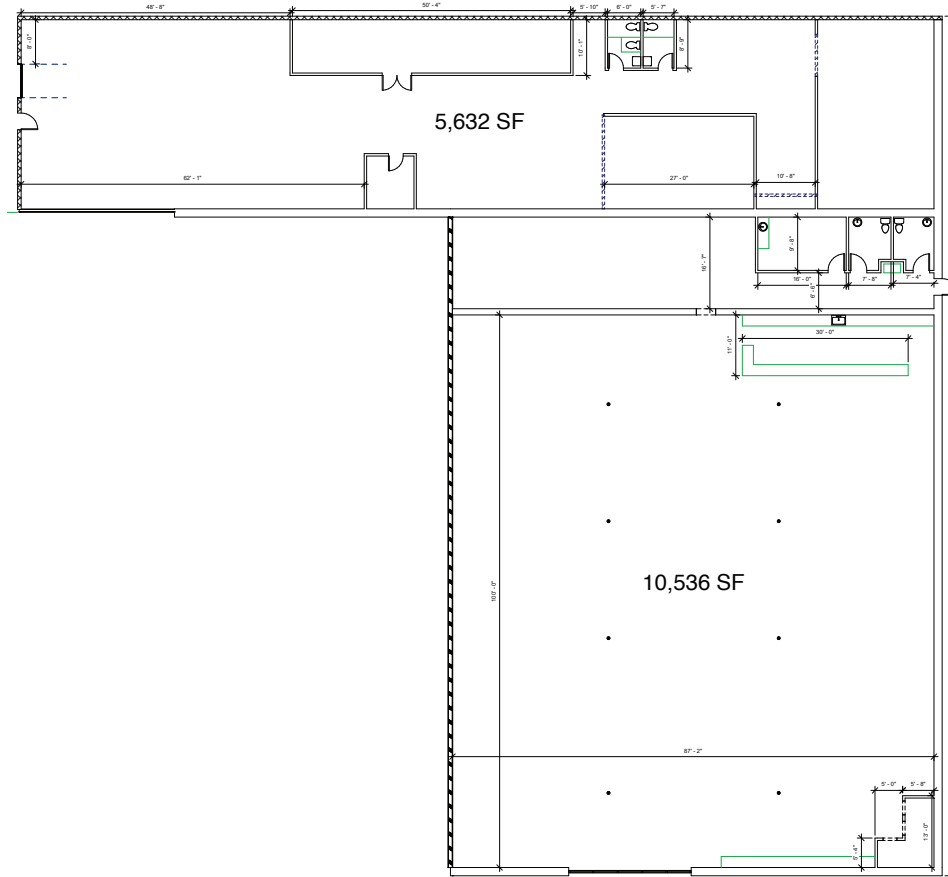


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BRAZOS SHOPPING CENTER

2801 HIGHWAY 180 EAST | MINERAL WELLS, TEXAS 76067

SUITE 2 - 10,536 SF * UP TO 16,168 SF*



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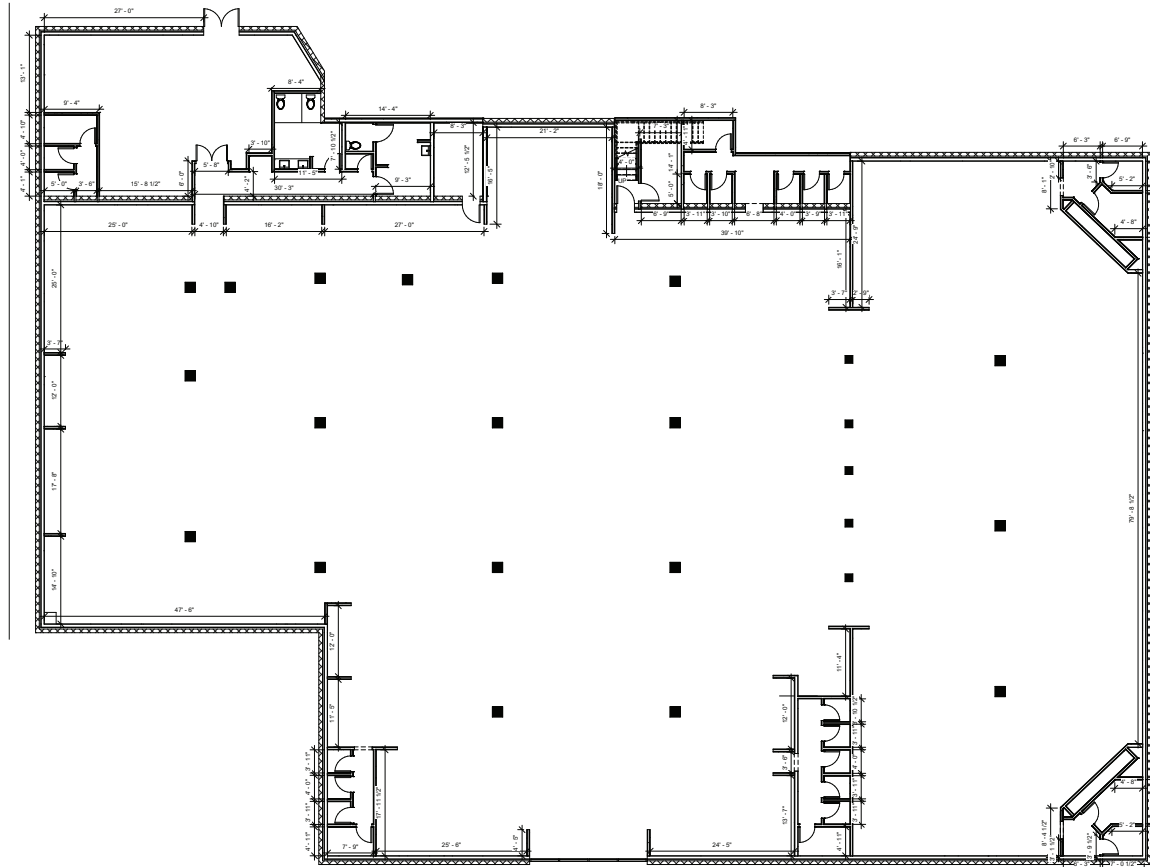
RETAIL FOR LEASE

BRAZOS SHOPPING CENTER

2801 HIGHWAY 180 EAST | MINERAL WELLS, TEXAS 76067

SUITE 3 FLOOR 1 - 21,462 SF

VIRTUAL TOUR



CONTACT

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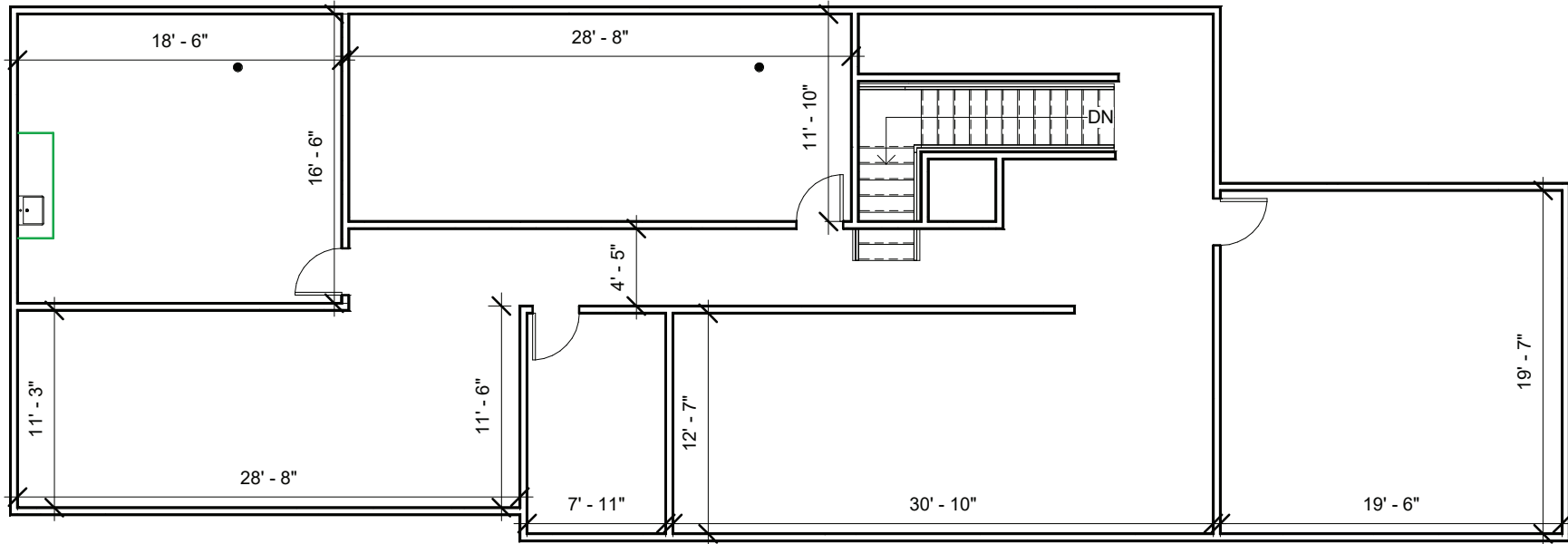


RETAIL FOR LEASE

BRAZOS SHOPPING CENTER

2801 HIGHWAY 180 EAST | MINERAL WELLS, TEXAS 76067

SUITE 3 FLOOR 2 - 2,369 SF



CONTACT

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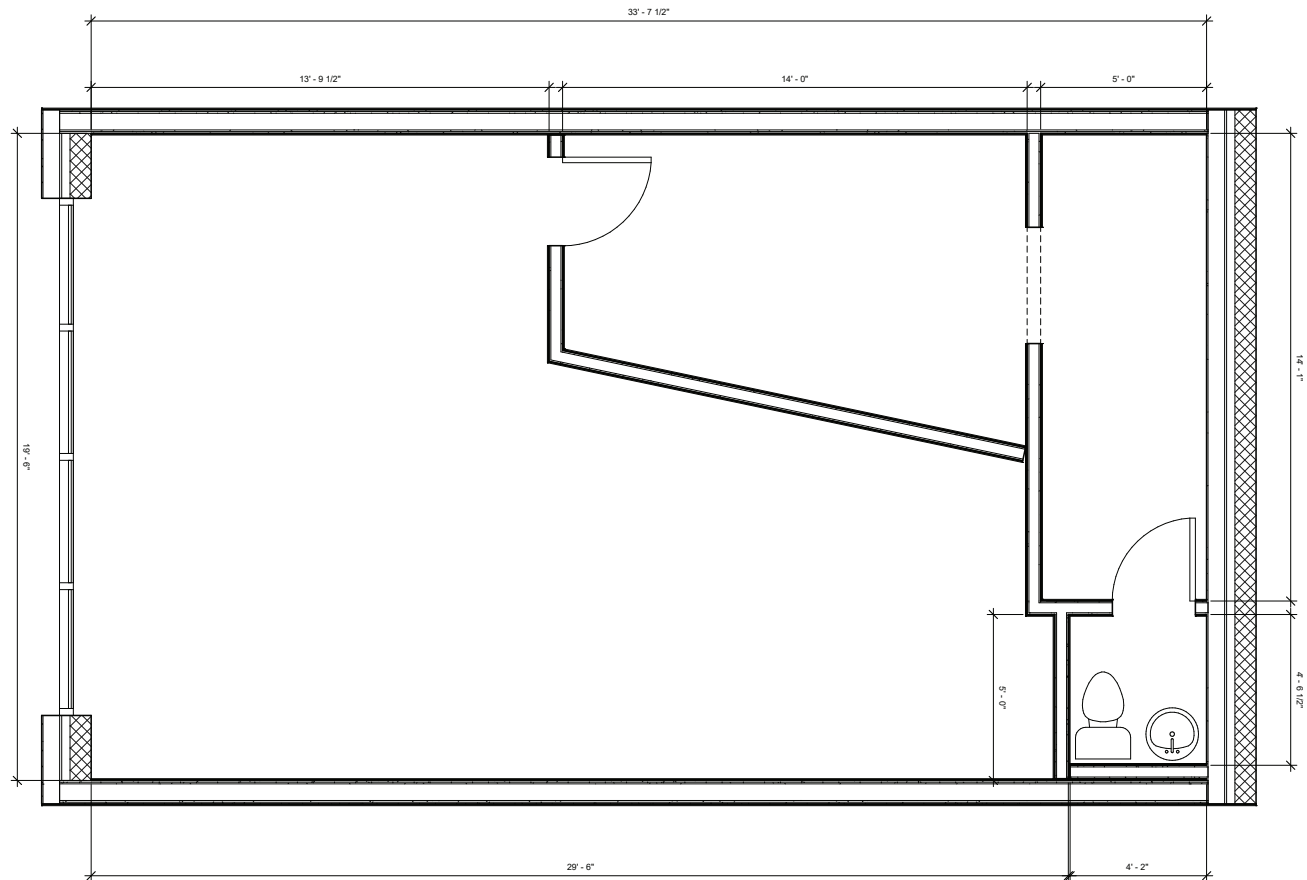


RETAIL FOR LEASE

BRAZOS SHOPPING CENTER

2801 HIGHWAY 180 EAST | MINERAL WELLS, TEXAS 76067

SUITE 25 - 690 SF



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