



FOR SALE
\$425,000



PRICE REDUCED

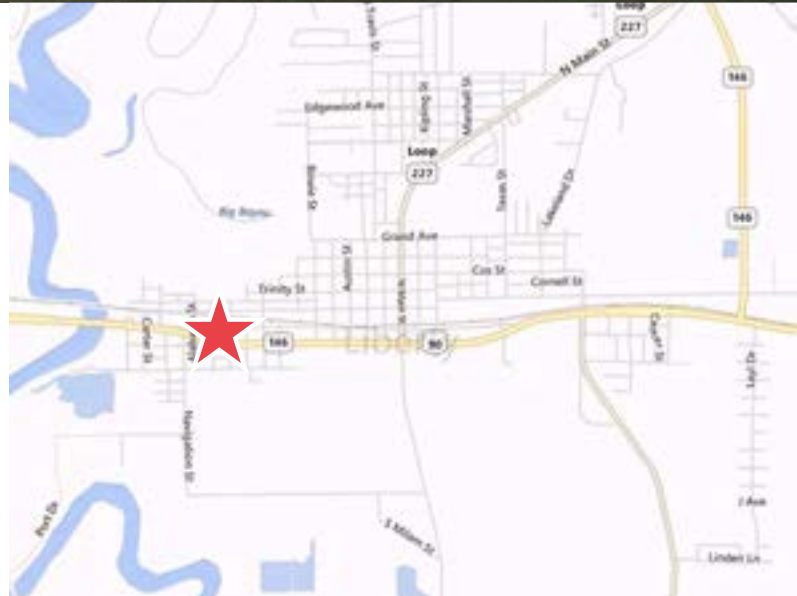


LIBERTY, TEXAS

924 MARTIN LUTHER KING JR. DRIVE

PROPERTY INFORMATION

- **Building Size:** 6,790 SF
- **Lot Size:** 17,583 SF
- **Property Details:** Built in 2008, this 6790 square foot Metal Warehouse building has 16' high walls in good condition.
- **Location:** Good visibility, next to Highway 90 East in Liberty, Texas.
- **Offered at:** \$425,000 (\$62.59 psf)



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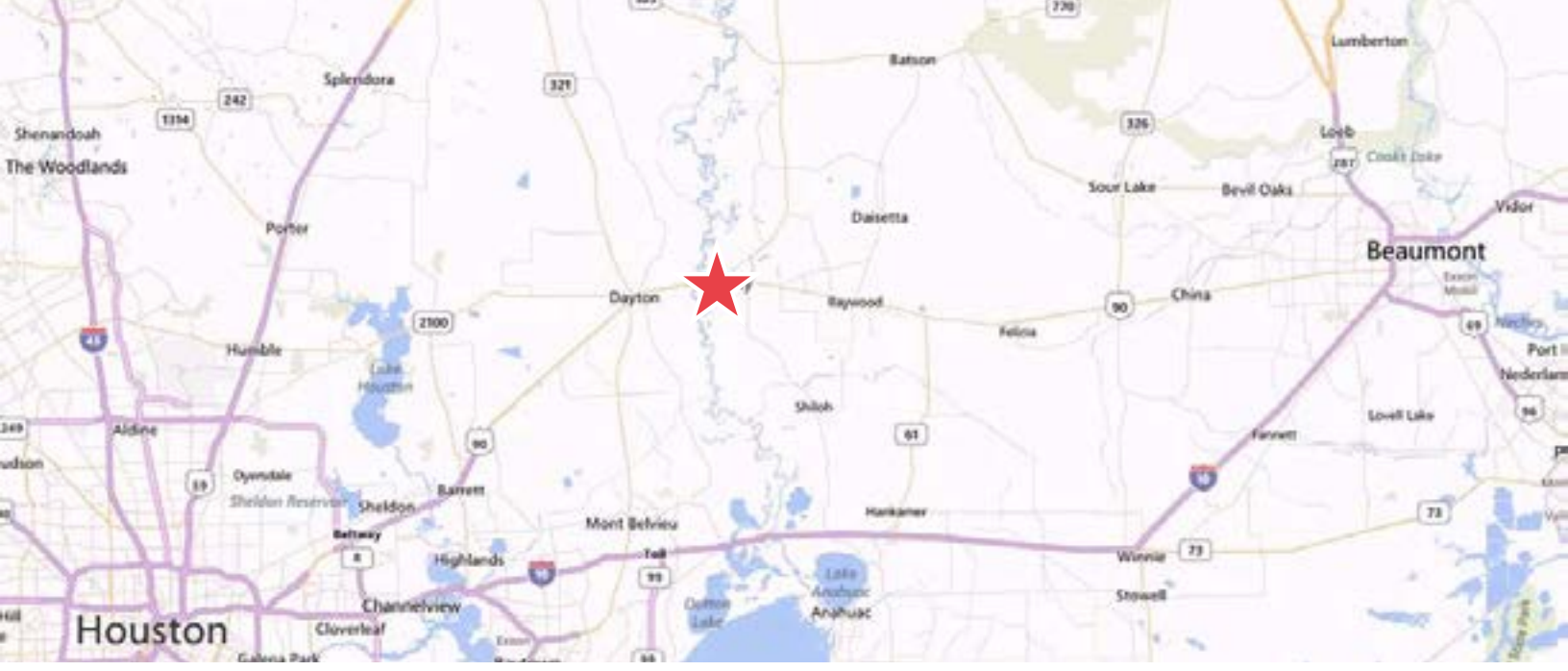
CBC ADVISORS
2121 SAGE ROAD, SUITE 150
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RETAIL



**COLDWELL
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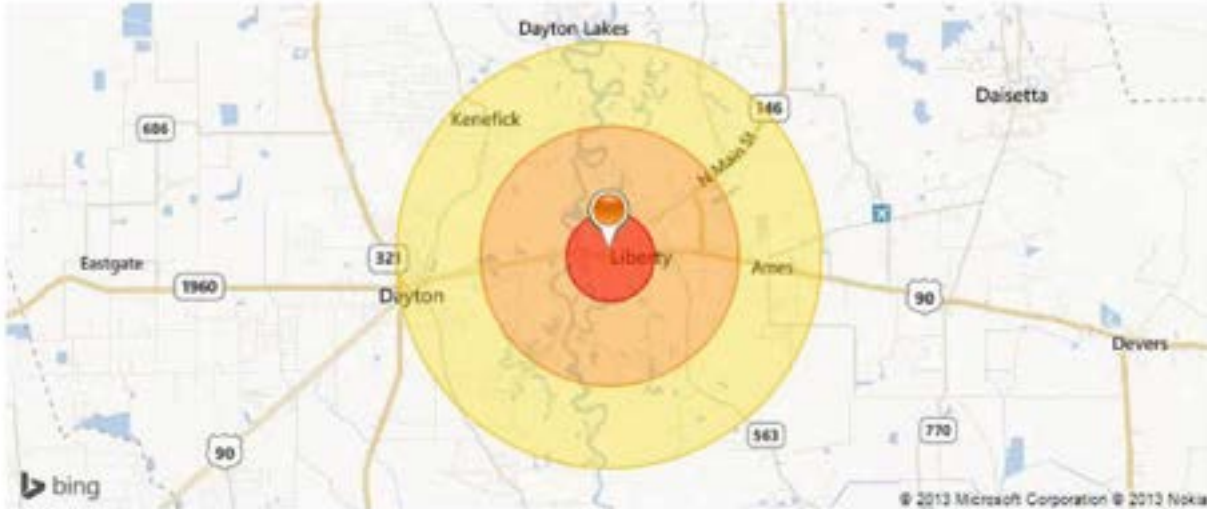
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DEMOGRAPHICS



Population	1-mi.	3-mi.	5-mi.
Total Population	1,451	7,498	14,929
Group Quarters Population	103	515	535
Urban Population	0	0	0
Rural Population	0	0	0
Not defined	1,451	7,498	14,929
Adult Population	1,101	5,588	11,091
Ratio of Males to Females	1	1.0	1.0
Female Population	726	3,706	7,511
Male Population	725	3,792	7,418
Land Area (Square Miles)	6.6	32.1	96.8

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	38	36	37
Median Age, Male	35	33	35
Median Age, Female	43	39	39
% Age 18+	75.9	74.5	74.3
% Age 21+	72.2	70.6	70.4
% Age 55+	28.5	25.7	26.0
% Age 65+	16.4	14.0	13.4

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Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	613	2,876	5,865
Total Households	549	2,570	5,270
Owner-Occupied: Owned with a mortgage or loan	167	811	1,890
Owner-Occupied: Owned free and clear	191	892	1,906
Renter-Occupied	191	867	1,474
Aggregate Contract Rent	\$106,558	\$473,086	\$773,276
Average (Mean) Number of Vehicles Available	1.9	1.9	2.0

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$31,239	\$24,771	\$23,004
Average (Mean) Household Income	\$81,245	\$71,415	\$65,353
Median Household Income	\$51,511	\$48,654	\$49,024
Aggregate Income	\$46,381,674	\$189,718,687	\$350,872,663

Transportation to Work	1-mi.	3-mi.	5-mi.
Total Workers 16+	588	3,031	6,234
Car, truck, or van	537	2,881	6,020
Public transport (not taxi)	0	2	4
Taxicab	0	0	0
Motorcycle	0	2	3
Bicycle	0	0	0
Walked	14	40	61
Other means	0	10	26
Worked at home	37	96	120

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DEMOGRAPHICS

Consumer Expenditures	1-mi.	3-mi.	5-mi.
Average Apparel	\$1,514.8	\$1,521.1	\$1,498.5
Average Education	\$681.7	\$709.5	\$691.8
Average Entertainment	\$2,379.3	\$2,384.0	\$2,367.7
Average Food and Beverages	\$6,234.7	\$6,222.9	\$6,171.6
Average Gifts	\$407.6	\$401.6	\$396.4
Average Health Care	\$3,248.5	\$3,201.8	\$3,161.5
Average Household Furnishings and Equipment	\$1,360.8	\$1,364.3	\$1,343.5
Average Household Operations	\$1,588.5	\$1,543.2	\$1,522.7
Average Personal Care	\$567.7	\$560.5	\$556.5
Average Personal Expenditure	\$7,869.4	\$7,700.3	\$7,639.4
Average Reading	\$79.9	\$78.7	\$79.0
Average Shelter	\$8,211.5	\$8,155.0	\$8,087.3
Average Transportation	\$8,119.2	\$8,170.8	\$8,033.1
Average Utilities	\$3,907.8	\$3,859.3	\$3,877.2

Demand by Store Type	1-mi.	3-mi.	5-mi.
Motor Vehicle & Parts Dealers	\$1,951,154	\$9,262,651	\$18,484,710
Furniture & Home Furnishings Stores	\$201,166	\$952,271	\$1,917,392
Electronics & Appliance Stores	\$352,262	\$1,644,096	\$3,360,326
Building Material & Garden Equipment & Supply Dealers	\$240,248	\$1,125,592	\$2,333,894
Food & Beverage Stores	\$1,651,646	\$7,731,755	\$15,785,921
Health & Personal Care Stores	\$339,739	\$1,581,318	\$3,216,596
Gasoline stations	\$1,657,530	\$7,600,000	\$15,934,535
Clothing & Clothing Accessories Stores	\$415,130	\$1,948,951	\$3,947,903
Sporting Goods, Hobby, Book, & Music Stores	\$137,780	\$647,546	\$1,317,606
General Merchandise Stores	\$1,439,929	\$6,755,009	\$13,744,160
Miscellaneous Store Retailers	\$256,593	\$1,212,377	\$2,477,310
Nonstore retailers	\$1,508,899	\$6,966,592	\$14,337,139
Foodservice & Drinking Places	\$1,252,889	\$5,638,191	\$11,833,716
General Merchandise, Apparel and Accessories, Furniture and	\$2,628,807	\$12,335,514	\$25,069,528

2012/2013 Demographics provided by Experian through Alteryx

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INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give you 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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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DISCLAIMER

Information available at www.trec.texas.gov

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