

**FOR  
LEASE**

8,966 SF

PYLON  
SIGNAGE  
AVAILABLE



**TRANSWESTERN**

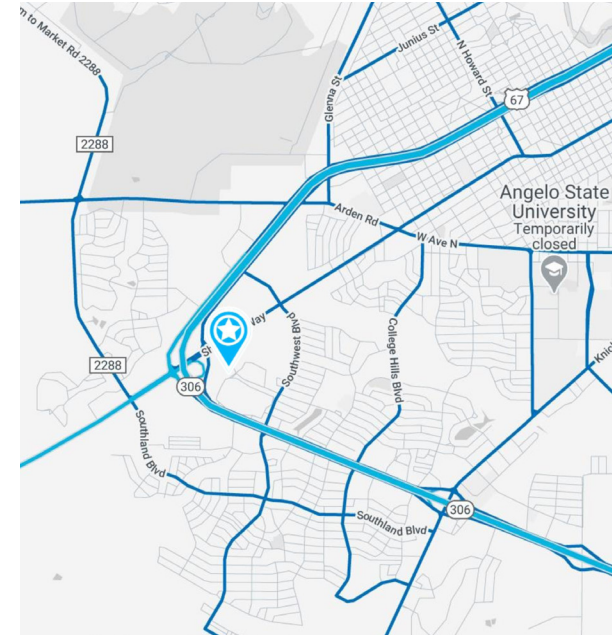
REAL ESTATE  
SERVICES

# FORMER PIER ONE 4141 SUNSET DRIVE

SAN ANGELO, TEXAS



**\*\*Picture does not represent actual location\*\***



## PROPERTY INFORMATION:

- 8,966 SF Available
- Free standing building situated in the heart of San Angelo's retail trade area.
- Pylon signage available
- 60 dedicated parking spaces

## AREA RETAILERS:



## Pricing Information:

**CHRIS CORBIN**  
817.259.3503  
Chris.Corbin@Transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to





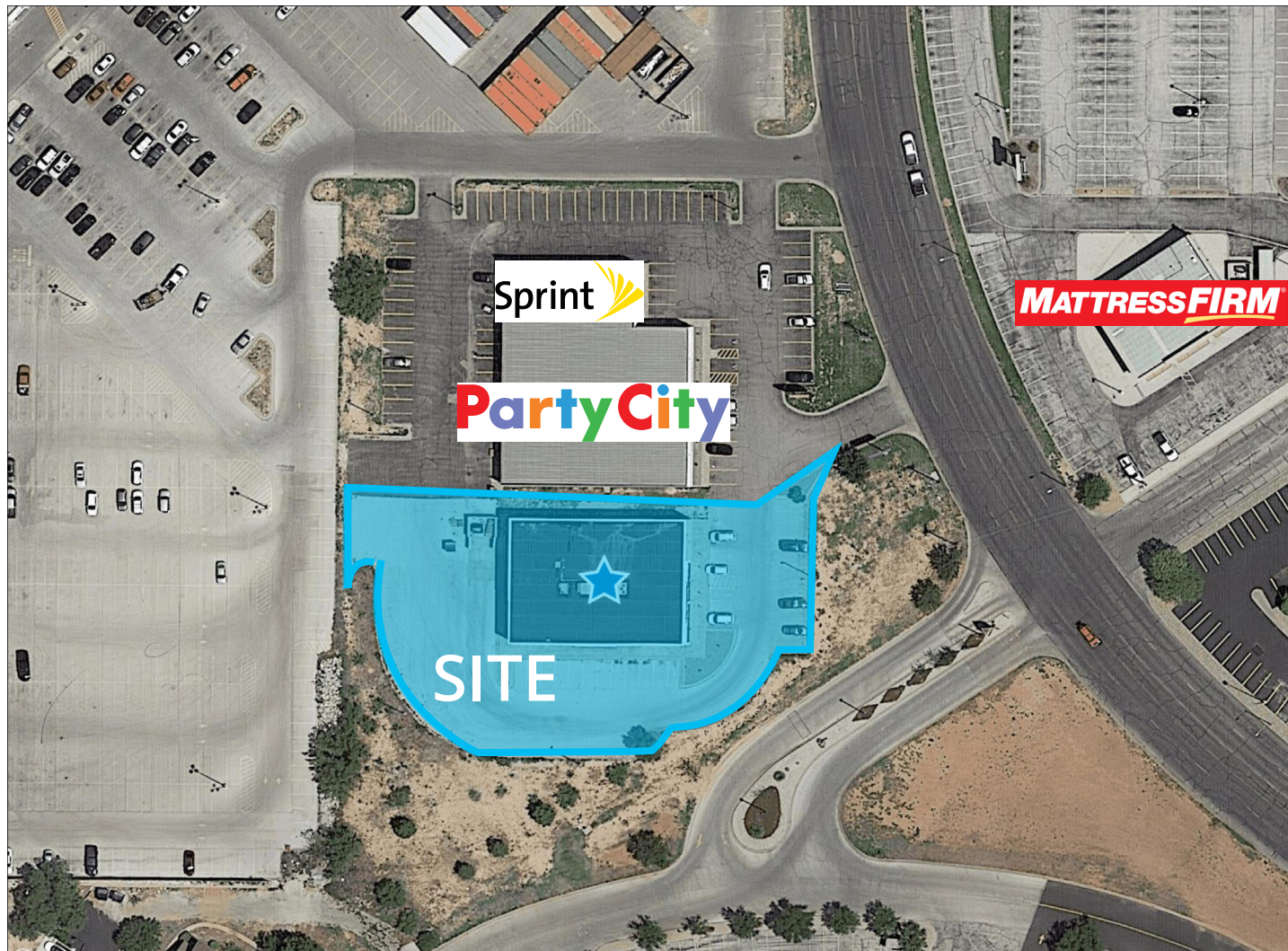
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## CLOSE AERIAL



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## FAR AERIAL



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POPULATION			
	1 MILE	3 MILE	5 MILE
2019 TOTAL POPULATION	8,911	46,400	76,184
2024 TOTAL POPULATION	9,408	48,313	78,821
2019 - 2024 ANNUAL RATE	1.09%	.81%	.68%

HOUSEHOLDS			
	1 MILE	3 MILE	5 MILE
2019 HOUSEHOLDS	4,008	19,175	30,630
2024 HOUSEHOLDS	4,240	19,992	31,704

INCOME			
	1 MILE	3 MILE	5 MILE
2019 AVERAGE HOUSEHOLD INCOME	\$74,160	\$74,934	\$71,658
2024 AVERAGE HOUSEHOLD INCOME	\$83,514	\$83,952	\$80,651

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# Information About Brokerage Services

11/2/2015

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 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.

<b>Transwestern Commercial Services Fort Worth, LLC</b>	<b>9000246</b>	<b>(817)877-4433</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<b>Paul Wittorf</b>	<b>479373</b>	<b>(214)446-4512</b>
Designated Broker of Firm	License No.	Phone
<b>Leland Alvinus Prowse IV</b>	<b>450719</b>	<b>(817)877-4433</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
<b>Chris A Corbin</b>	<b>596000</b>	<b>(817)877-4433</b>
Sales Agent/Associate's Name	License No.	Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date	

### Regulated by the Texas Real Estate Commission

TXR-2501

Transwestern, 777 Main Street, Suite 1100 Fort Worth, TX 76102

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Chris Corbin IABS