



SIZE

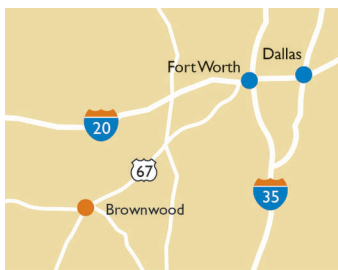
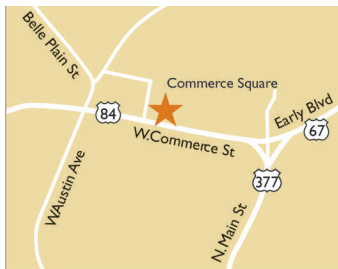
162,393 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
2,420	15,512	23,510
<b>Households</b>		
945	6,133	9,202
<b>Median HH Income (\$)</b>		
28,445	45,884	51,810

MAJOR TENANT(S)

T.J.Maxx  
 Burkes Outlet  
 ALDI  
 Boot Barn Western and Work Wear  
 Hibbett Sports



LOCATION

509 W Commerce Street | Brownwood, TX 76801

PROPERTY HIGHLIGHTS

- 162,393 -square-foot shopping center anchored by TJ Maxx, Aldi, Buffalo Wild Wings, Harbor Freight and Boot Barn
- Commerce Street traffic counts over 17,400 VPD
- Significant seasonal population increases due to proximity to Lake Brownwood

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# COMMERCE SQUARE

509 W Commerce Street | Brownwood, TX 76801

SPACE	TENANT	SQ. FT.
OPI	AVAILABLE	3,500 SF
OUTI	Watermill Express	225 SF
SHADI	Golden Chick Restaurant	
0509A	T.J.Maxx	26,019 SF
0509B	Deluxe Nails & Spa	2,190 SF
<b>0509C</b>	<b>COMING AVAILABLE</b>	<b>600 SF</b>
0509D	Sherwin Williams	6,400 SF
0513A	Buffalo Wild Wings	4,655 SF
0515A	Vapor Maven	1,663 SF
0517	H&R Block	1,550 SF
0517A	Livingston Hearing Aids	1,585 SF
0517B	Ace Cash Express	4,064 SF
0519	ALDI	20,802 SF
0519A	Burkes Outlet	25,067 SF
0521	Hibbett Sports	8,037 SF
0527A	Boot Barn Western and Work Wear	16,297 SF
0527B	PetSense	6,173 SF
0529A	Smile Doctors	4,568 SF
0531A	Rent-A-Center	6,250 SF
0531B	Harbor Freight Tools	14,314 SF
<b>TOTAL SQ. FT.</b>		<b>162,393</b>

## SITE LEGEND

- Available
- Leased (not occupied)
- Owned by Others
- Site Boundary
- Occupied



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# COMMERCE SQUARE

509 W Commerce Street | Brownwood, TX 76801



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 31.730296

Longitude: -98.98562

Commerce Square Brownwood, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	2,420	15,512	23,510
	2028 Projected Population	2,383	15,251	23,273
	2010 Census Population	2,457	16,004	23,368
	2000 Census Population	2,806	16,089	23,409
	1990 Census Population	2,862	16,212	23,110
	Historical Annual Growth 1990 to 2000	-0.20%	-0.08%	0.13%
	Historical Annual Growth 2000 to 2010	-1.32%	-0.05%	-0.02%
	Estimated Annual Growth 2010 to 2023	-0.11%	-0.23%	0.04%
	Projected Annual Growth 2023 to 2028	-0.31%	-0.34%	-0.20%
	Median Age	31.0	37.1	38.8
Households	Q4 2023 Estimated Households	945	6,133	9,202
	2028 Projected Households	927	6,026	9,103
	2010 Census Households	869	6,137	8,921
	2000 Census Households	954	6,114	8,794
	1990 Census Households	1,003	6,245	8,697
	Historical Annual Growth 1990 to 2000	-0.50%	-0.21%	0.11%
	Historical Annual Growth 2000 to 2010	-0.92%	0.04%	0.14%
	Estimated Annual Growth 2010 to 2023	0.61%	0.00%	0.23%
	Projected Annual Growth 2023 to 2028	-0.38%	-0.35%	-0.22%
	Population per Household	2.18	2.44	2.44
Population by Race	White	55.2%	60.6%	63.6%
	Black or African American	8.7%	4.6%	4.0%
	Asian & Pacific Islander	0.4%	0.8%	0.8%
	Other Races	2.9%	3.7%	3.7%
	Hispanic Population	32.7%	30.4%	28.0%
Income	Average Household Income	\$37,791	\$62,696	\$67,425
	Median Household Income	\$28,445	\$45,884	\$51,810
	Per Capita Income	\$15,878	\$25,210	\$27,129
Education (Age 25+)	Elementary	9.4%	5.6%	4.5%
	Some High School	15.1%	9.1%	9.0%
	High School Graduate	32.1%	33.1%	31.9%
	Some College	29.1%	27.7%	28.1%
	Associates Degree Only	5.7%	6.1%	6.9%
	Bachelors Degree Only	4.6%	13.6%	14.7%
	Graduate Degree	4.0%	4.8%	4.9%
Business	Number of Businesses	311	568	809
	Total Number of Employees	4,743	8,701	12,283
	Employees per Business	15.23	15.33	15.18
	Residential Population per Business	7.77	27.32	29.05

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.