



## SIZE

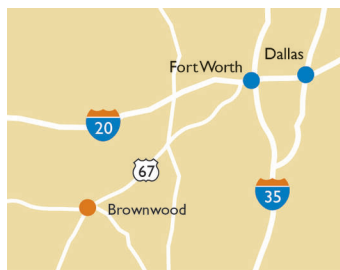
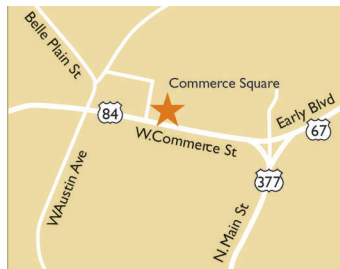
162,393 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile |
|------------------------------|--------|--------|
| <b>Population</b>            |        |        |
| 2,397                        | 16,179 | 23,828 |
| <b>Households</b>            |        |        |
| 861                          | 6,195  | 9,054  |
| <b>Median HH Income (\$)</b> |        |        |
| 21,226                       | 42,498 | 47,269 |

## 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

- 163,337-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.          |
|----------------------|---------------------------------|------------------|
| OUTI                 | Watermill Express               | 225 SF           |
| SHADI                | Golden Chick Restaurant         |                  |
| <b>0509</b>          | <b>AVAILABLE</b>                | <b>11,934 SF</b> |
| 0509A                | T.J.Maxx                        | 26,019 SF        |
| 0509B                | Deluxe Nails & Spa              | 2,190 SF         |
| 0509C                | Metro by T-Mobile               | 600 SF           |
| 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        |
| 052I                 | 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

|                                                                                                                                                     |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied   |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary                                      |                                                                                                                                          |



# COMMERCE SQUARE

509 W Commerce Street | Brownwood, TX 76801



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



| Commerce Square<br>Brownwood, TX |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                       | Q2 2022 Estimated Population          | 2,397            | 16,179           | 23,828           |
|                                  | 2027 Projected Population             | 2,389            | 16,278           | 24,048           |
|                                  | 2010 Census Population                | 2,424            | 16,132           | 23,608           |
|                                  | 2000 Census Population                | 2,757            | 16,193           | 23,612           |
|                                  | 1990 Census Population                | 2,758            | 16,344           | 23,271           |
|                                  | Historical Annual Growth 1990 to 2000 | 0.00%            | -0.09%           | 0.15%            |
|                                  | Historical Annual Growth 2000 to 2010 | -1.28%           | -0.04%           | 0.00%            |
|                                  | Estimated Annual Growth 2010 to 2022  | -0.09%           | 0.02%            | 0.07%            |
|                                  | Projected Annual Growth 2022 to 2027  | -0.07%           | 0.12%            | 0.18%            |
|                                  | Median Age                            | 31.0             | 34.4             | 35.8             |
| Households                       | Q2 2022 Estimated Households          | 861              | 6,195            | 9,054            |
|                                  | 2027 Projected Households             | 860              | 6,236            | 9,144            |
|                                  | 2010 Census Households                | 872              | 6,189            | 8,997            |
|                                  | 2000 Census Households                | 926              | 6,160            | 8,856            |
|                                  | 1990 Census Households                | 985              | 6,265            | 8,770            |
|                                  | Historical Annual Growth 1990 to 2000 | -0.62%           | -0.17%           | 0.10%            |
|                                  | Historical Annual Growth 2000 to 2010 | -0.60%           | 0.05%            | 0.16%            |
|                                  | Estimated Annual Growth 2010 to 2022  | -0.10%           | 0.01%            | 0.05%            |
|                                  | Projected Annual Growth 2022 to 2027  | -0.02%           | 0.13%            | 0.20%            |
|                                  | Population per Household              | 2.34             | 2.51             | 2.50             |
| Population by Race               | White                                 | 60.1%            | 64.5%            | 66.8%            |
|                                  | Black or African American             | 8.8%             | 5.0%             | 4.2%             |
|                                  | Asian & Pacific Islander              | 0.7%             | 0.7%             | 0.8%             |
|                                  | Other Races                           | 1.2%             | 1.7%             | 1.8%             |
|                                  | Hispanic Population                   | 29.3%            | 28.2%            | 26.4%            |
| Income                           | Average Household Income              | \$32,558         | \$60,633         | \$65,465         |
|                                  | Median Household Income               | \$21,226         | \$42,498         | \$47,269         |
|                                  | Per Capita Income                     | \$13,069         | \$23,665         | \$25,709         |
| Education (Age 25+)              | Elementary                            | 9.0%             | 6.8%             | 5.0%             |
|                                  | Some High School                      | 16.0%            | 9.1%             | 8.9%             |
|                                  | High School Graduate                  | 36.1%            | 35.7%            | 34.3%            |
|                                  | Some College                          | 22.4%            | 24.4%            | 25.4%            |
|                                  | Associates Degree Only                | 6.0%             | 5.4%             | 7.1%             |
|                                  | Bachelors Degree Only                 | 6.8%             | 13.2%            | 14.1%            |
|                                  | Graduate Degree                       | 3.7%             | 5.4%             | 5.2%             |
| Business                         | Number of Businesses                  | 351              | 620              | 814              |
|                                  | Total Number of Employees             | 5,773            | 10,124           | 13,100           |
|                                  | Employees per Business                | 16.44            | 16.33            | 16.10            |
|                                  | Residential Population per Business   | 6.83             | 26.10            | 29.28            |

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