



SIZE

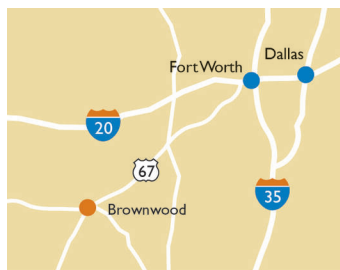
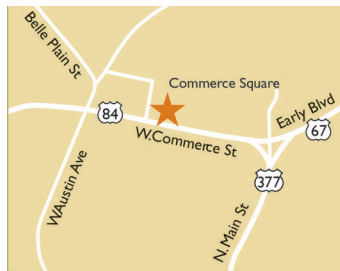
162,393 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,397	16,179	23,828
Households	861	6,195	9,054
Median HH Income (\$)	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

Ashley Selers
 Mobile (513) 633-0723
 aselers@philliposedison.com



MORE INFO

www.philliposedison.com



COMMERCE SQUARE

509 W Commerce Street | Brownwood, TX 76801

SPACE	TENANT	SQ. FT.
OUTI	Watermill Express	225 SF
SHADI	Golden Chick Restaurant	
0509	AVAILABLE	11,934 SF
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
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
TOTAL SQ. FT.		162,393

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



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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Commerce Square 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.