



Avid

REAL ESTATE ADVISORS

www.avidrea.com

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Hard Corner at Signalized Intersection

712 N Chadbourne St
San Angelo, TX 76903

CONTACT BROKER FOR MORE INFORMATION:

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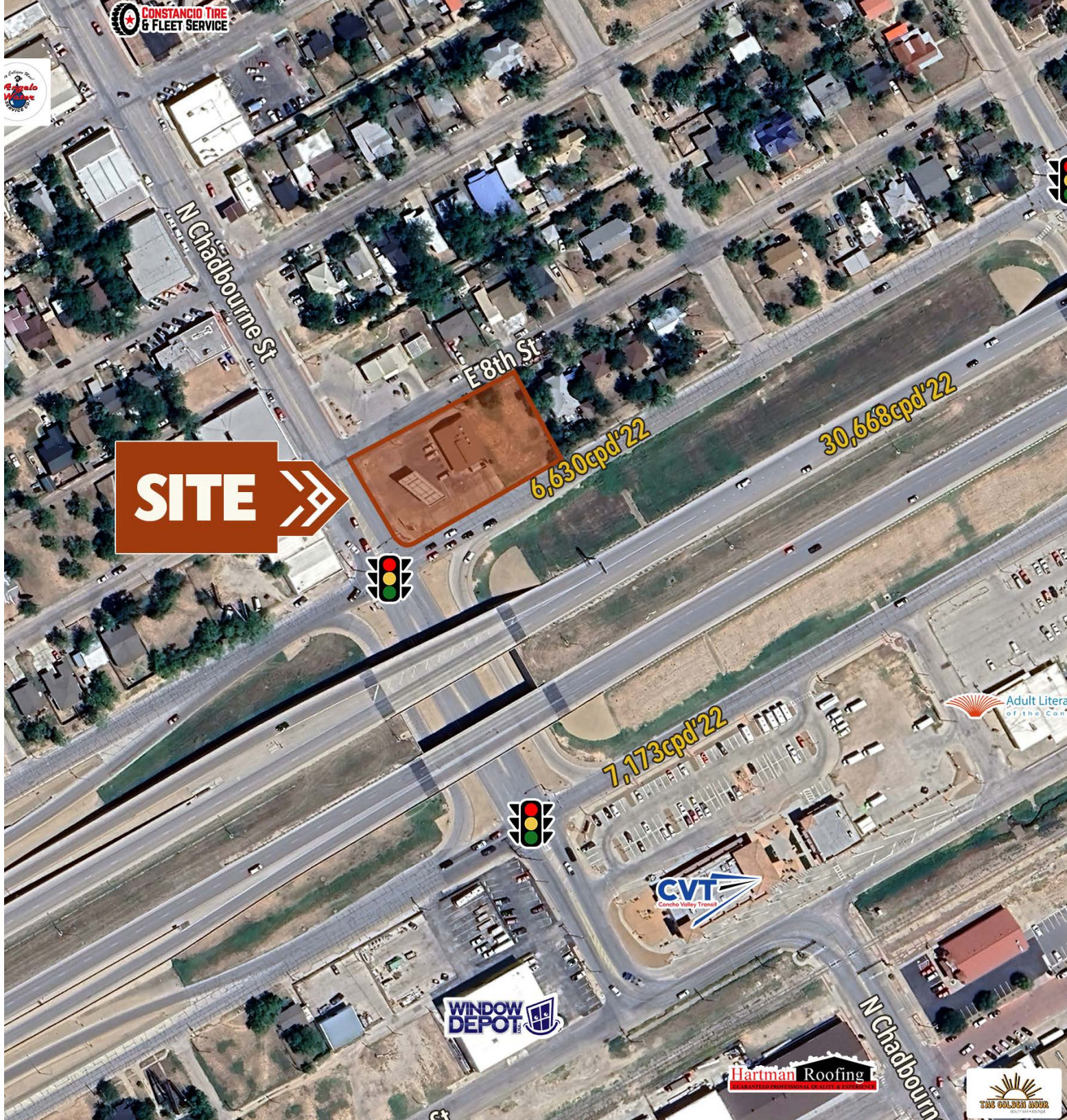
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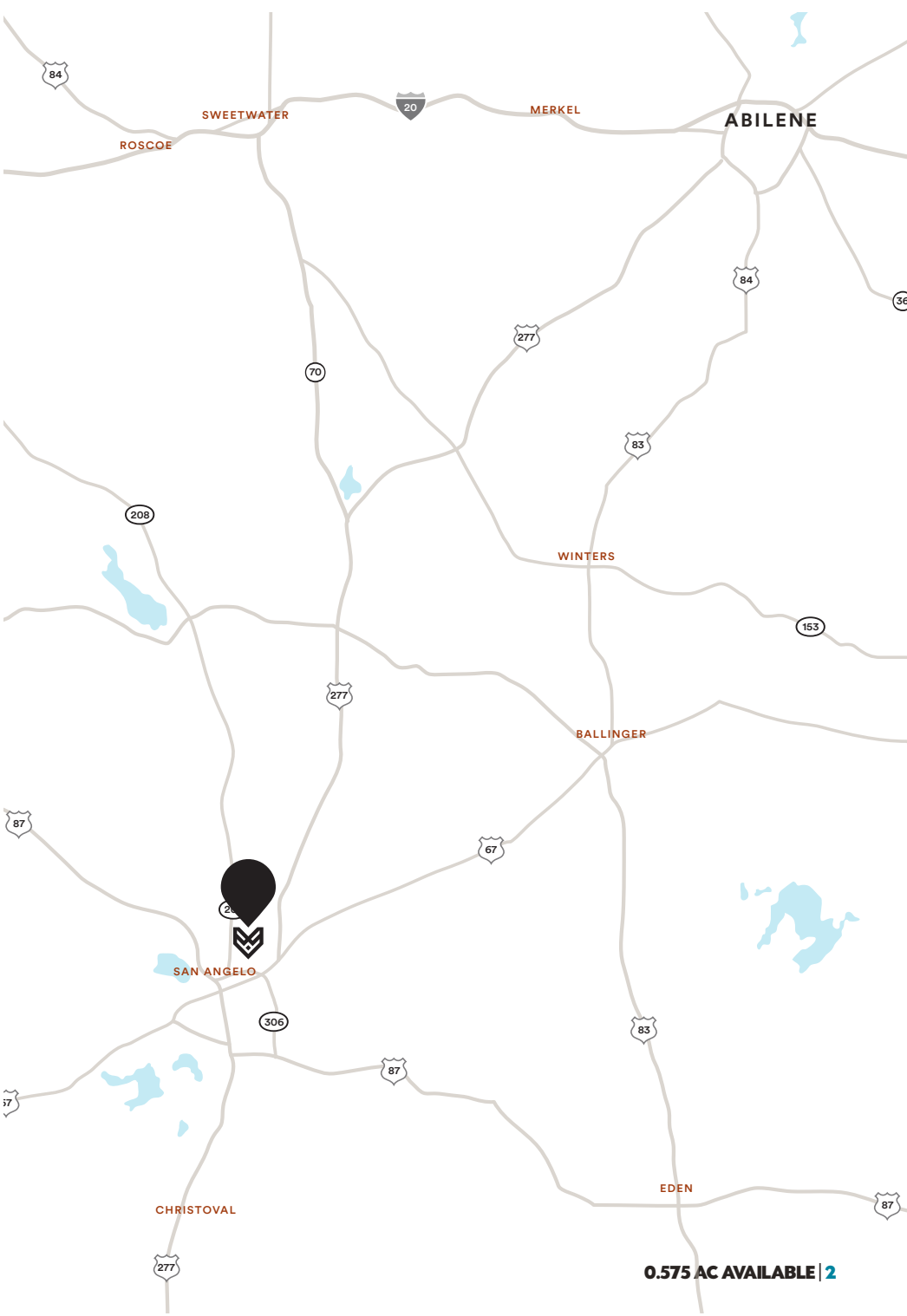
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Property Details

LOCATION	712 N Chadbourne St, San Angelo, TX 76903	
AVAILABLE	0.575 AC / 2,583 SF Bldg.	
PRICE	Please Call for Pricing	
ZONING	CG/CH - General Commercial/ Heavy Commercial	
HIGHLIGHTS	<ul style="list-style-type: none">» Hard corner position at signalized intersection with US 67 frontage» Underground storage tanks to be removed by Seller prior to closing» Proximity to Downtown San Angelo	
AREA RETAIL & TRAFFIC DRIVERS	Central High School, Window Depot, Adult Literary Council, Hartman Roofing, Lone Star Moving, The Golden Hour, Teacher Store, House of Chemicals	
TRAFFIC COUNTS	HWY 277 30,668 CPD 2022	E 7th St 6,630 CPD 2022

Demographics	1 Mile	3 Miles	5 Miles
POPULATION	6,961	55,471	89,339
MEDIAN AGE	36.8	35.5	33.6
NUMBER OF HOUSEHOLDS	2,621	21,445	35,584
AVG HOUSEHOLD INCOME	\$61,614	\$87,978	\$98,016
MED HOUSEHOLD INCOME	\$51,881	\$60,761	\$69,971



An aerial photograph of a city grid. Major roads are labeled: W 19th St, E 19th St, E 8th St, N Main St, and N Chadbourne St. Highway 87 runs vertically through the center. A river flows along the left side. Numerous commercial logos are overlaid, including Walgreens, Subway, Ticon Cinema, Taco Bell, Best Western, KFC, Wendy's, McDonald's, Starbucks, Dunkin' Donuts, CVS, Goodyear, FedEx, Sonic, and others. Two schools are specifically labeled: "Central High School 3,060 Students" and "Carver Learning Center 64 Students". A red arrow labeled "SITE" points to a location between E 8th St and E 19th St, west of N Chadbourne St. Several yellow callouts indicate distances or directions: "21,586cpd22", "28,409cpd22", "6,630cpd22", "7,173cpd22", "30,668cpd22", and "16,666cpd22". The map shows a dense residential and commercial area with many smaller buildings and parking lots.

Zoom Aerial





Information About Brokerage Services

11-2-2015



Texas Law requires all real estate license holders 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.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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