



FOR SALE

RETAIL STRIP CENTER

405-409 N HWY 36 BYPASS
GATESVILLE, TX 76528

 **KELLYCOMMERCIAL**
REAL ESTATE

PRESENTED BY
NATHAN EMBRY, CCIM, SIOR

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DISCLAIMER

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions and estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Kelly, Realtors, its agents or subagents, recommends to any Seller or Landlord, Purchaser or Tenant, to retain any legal, financial or consulting professional to assist in reviewing, analyzing or completing any documents or property review and analysis associated with the transaction.

Kelly, Realtors, its agents or sub agents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

PROPERTY SUMMARY

Property Information:

Building 1 Size: +/- 6,132 Sf (CCAD)
Building 2 Size: +/- 7,550 Sf (CCAD)
Lot Size: +/- 1.58 Ac (CCAD)
Sale Price: Call for Pricing
Year Built: 2006 & 2008 (CCAD)
Zoning: Business Commercial - Gatesville

Construction:

Foundation: Concrete
Exterior: Stucco
Parking: 67 Striped
Roof: Metal

Utilities:

Water: City of Gatesville
Sewer: City of Gatesville
Electric: Individually Metered

Demographics (2025 Esri):

1 Mile Radius: 2,105 Residents
5 Mile Radius: 19,696 Residents

Property Highlights:

- 8 unit retail strip center
- 100% occupied
- Strong visibility & great location on Hwy 36
- VPD - 9,977 TxDot
- Stable tenant mix
- Neighbors include Walmart, Starbucks, Gatesville RV & Motorsports

DEAL SUMMARY

OFFERING SUMMARY

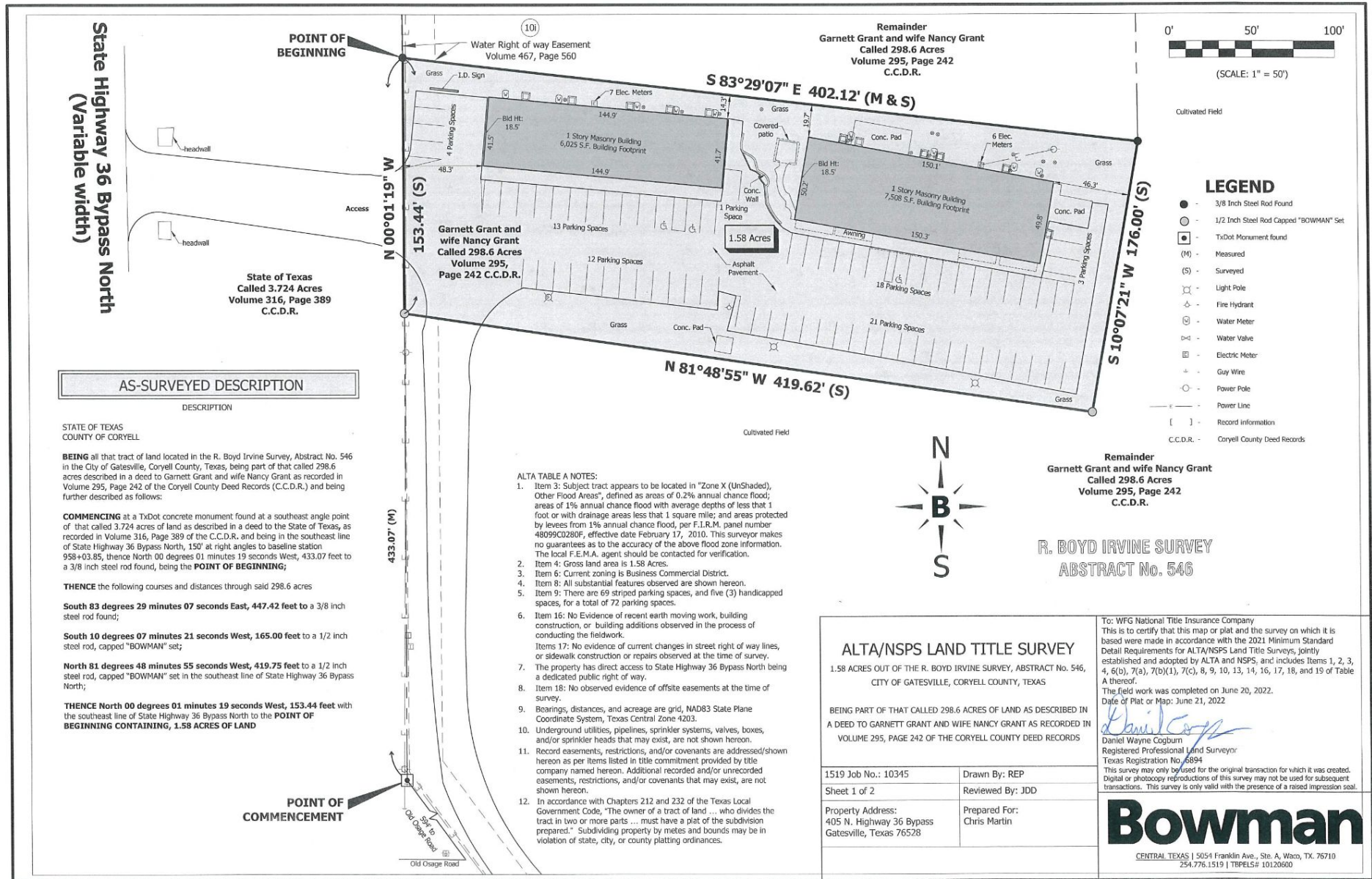
| | |
|---------------|-------------|
| Price | \$1,215,057 |
| Cap Rate | 7.50% |
| NOI | \$91,129 |
| Price PSF | \$89 |
| Occupancy | 100% |
| Year Built | 2006 & 2008 |
| GLA - SF | 13682 |
| Lot Size - AC | 1.58 |



RENT ROLL

| Suite | Tenant | Sq Ft | Start | End |
|-------|--------------------------------|-------|------------|------------|
| 405-1 | Community Life Counseling LLC | 1,350 | 08/01/2023 | MTM |
| 405-2 | Dynamic Dance Group/Beauty Bar | 2,700 | 05/01/2023 | 04/30/2026 |
| 405-4 | Cover2Cover Ministries | 2,700 | 10/01/2022 | 09/30/2025 |
| 405-6 | Atmos Energy Corporation | 1,350 | 02/01/2024 | 01/31/2029 |
| 409-1 | Fringe Salon | 960 | 05/01/2025 | 04/30/2026 |
| 409-2 | Texas Home Care Agency | 1,920 | 09/19/2025 | 09/19/2028 |
| 409-4 | Nail Talk | 960 | 06/01/2024 | 04/30/2028 |
| 409-5 | Manning Squared, LLC | 1,920 | 06/01/2023 | 05/31/2028 |

SURVEY



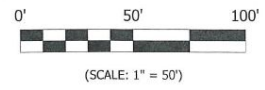
State Highway 36 Bypass North
(Variable width)

POINT OF BEGINNING

State of Texas
Called 3.724 Acres
Volume 316, Page 389
C.C.D.R.

Garnett Grant and wife Nancy Grant
Called 298.6 Acres
Volume 295,
Page 242 C.C.D.R.

Remainder
Garnett Grant and wife Nancy Grant
Called 298.6 Acres
Volume 295, Page 242
C.C.D.R.



Cultivated Field

LEGEND

- - 3/8 Inch Steel Rod Found
- - 1/2 Inch Steel Rod Capped "BOWMAN" Set
- - TxDot Monument found
- (M) - Measured
- (S) - Surveyed
- ⊗ - Light Pole
- ⊕ - Fire Hydrant
- ⊖ - Water Meter
- ⊘ - Water Valve
- ⊙ - Electric Meter
- ⊚ - Guy Wire
- ⊛ - Power Pole
- - Power Line
- [] - Record information
- C.C.D.R. - Coryell County Deed Records

AS-SURVEYED DESCRIPTION

STATE OF TEXAS
COUNTY OF CORYELL

BEING all that tract of land located in the R. Boyd Irvine Survey, Abstract No. 546 in the City of Gatesville, Coryell County, Texas, being part of that called 298.6 acres described in a deed to Garnett Grant and wife Nancy Grant as recorded in Volume 295, Page 242 of the Coryell County Deed Records (C.C.D.R.) and being further described as follows:

COMMENCING at a TxDot concrete monument found at a southeast angle point of that called 3.724 acres of land as described in a deed to the State of Texas, as recorded in Volume 316, Page 389 of the C.C.D.R. and being in the southeast line of State Highway 36 Bypass North, 150' at right angles to baseline station 958+03.85, thence North 00 degrees 01 minutes 19 seconds West, 433.07 feet to a 3/8 inch steel rod found, being the **POINT OF BEGINNING**;

THENCE the following courses and distances through said 298.6 acres

South 83 degrees 29 minutes 07 seconds East, 447.42 feet to a 3/8 inch steel rod found;

South 10 degrees 07 minutes 21 seconds West, 165.00 feet to a 1/2 inch steel rod, capped "BOWMAN" set;

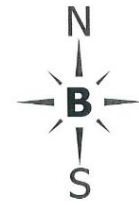
North 81 degrees 48 minutes 55 seconds West, 419.75 feet to a 1/2 inch steel rod, capped "BOWMAN" set in the southeast line of State Highway 36 Bypass North;

THENCE North 00 degrees 01 minutes 19 seconds West, 153.44 feet with the southeast line of State Highway 36 Bypass North to the **POINT OF BEGINNING CONTAINING, 1.58 ACRES OF LAND**

POINT OF COMMENCEMENT

ALTA TABLE A NOTES:

1. Item 3: Subject tract appears to be located in "Zone X (UnShaded), Other Flood Areas", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, per F.I.R.M. panel number 48099C0280F, effective date February 17, 2010. This surveyor makes no guarantees as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.
2. Item 4: Gross land area is 1.58 Acres.
3. Item 6: Current zoning is Business Commercial District.
4. Item 8: All substantial features observed are shown hereon.
5. Item 9: There are 69 striped parking spaces, and five (3) handicapped spaces, for a total of 72 parking spaces.
6. Item 16: No Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
Items 17: No evidence of current changes in street right of way lines, or sidewalk construction or repairs observed at time of survey.
7. The property has direct access to State Highway 36 Bypass North being a dedicated public right of way.
8. Item 18: No observed evidence of offsite easements at the time of survey.
9. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
10. Underground utilities, pipelines, sprinkler systems, valves, boxes, and/or sprinkler heads that may exist, are not shown hereon.
11. Record easements, restrictions, and/or covenants are addressed/shown hereon as per items listed in title commitment provided by title company named hereon. Additional recorded and/or unrecorded easements, restrictions, and/or covenants that may exist, are not shown hereon.
12. In accordance with Chapters 212 and 232 of the Texas Local Government Code, "The owner of a tract of land ... who divides the tract in two or more parts ... must have a plat of the subdivision prepared." Subdividing property by metes and bounds may be in violation of state, city, or county platting ordinances.



Remainder
Garnett Grant and wife Nancy Grant
Called 298.6 Acres
Volume 295, Page 242
C.C.D.R.

R. BOYD IRVINE SURVEY
ABSTRACT No. 546

ALTA/NSPS LAND TITLE SURVEY
1.58 ACRES OUT OF THE R. BOYD IRVINE SURVEY, ABSTRACT No. 546,
CITY OF GATESVILLE, CORYELL COUNTY, TEXAS

BEING PART OF THAT CALLED 298.6 ACRES OF LAND AS DESCRIBED IN
A DEED TO GARNETT GRANT AND WIFE NANCY GRANT AS RECORDED IN
VOLUME 295, PAGE 242 OF THE CORYELL COUNTY DEED RECORDS

To: WFG National Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof.
The field work was completed on June 20, 2022.
Date of Plat or Map: June 21, 2022

Daniel Wayne Cogburn
Daniel Wayne Cogburn
Registered Professional Land Surveyor
Texas Registration No. 6894

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

| | |
|--|-------------------------------|
| 1519 Job No.: 10345 | Drawn By: REP |
| Sheet 1 of 2 | Reviewed By: JDD |
| Property Address: 405 N. Highway 36 Bypass Gatesville, Texas 76528 | Prepared For: Chris Martin |

Bowman
CENTRAL TEXAS | 5054 Franklin Ave., Ste. A, Waco, TX. 76710
254.776.1519 | TRFELS# 10120600

PROPERTY PHOTOS



OVERHEAD VIEW OF SITE

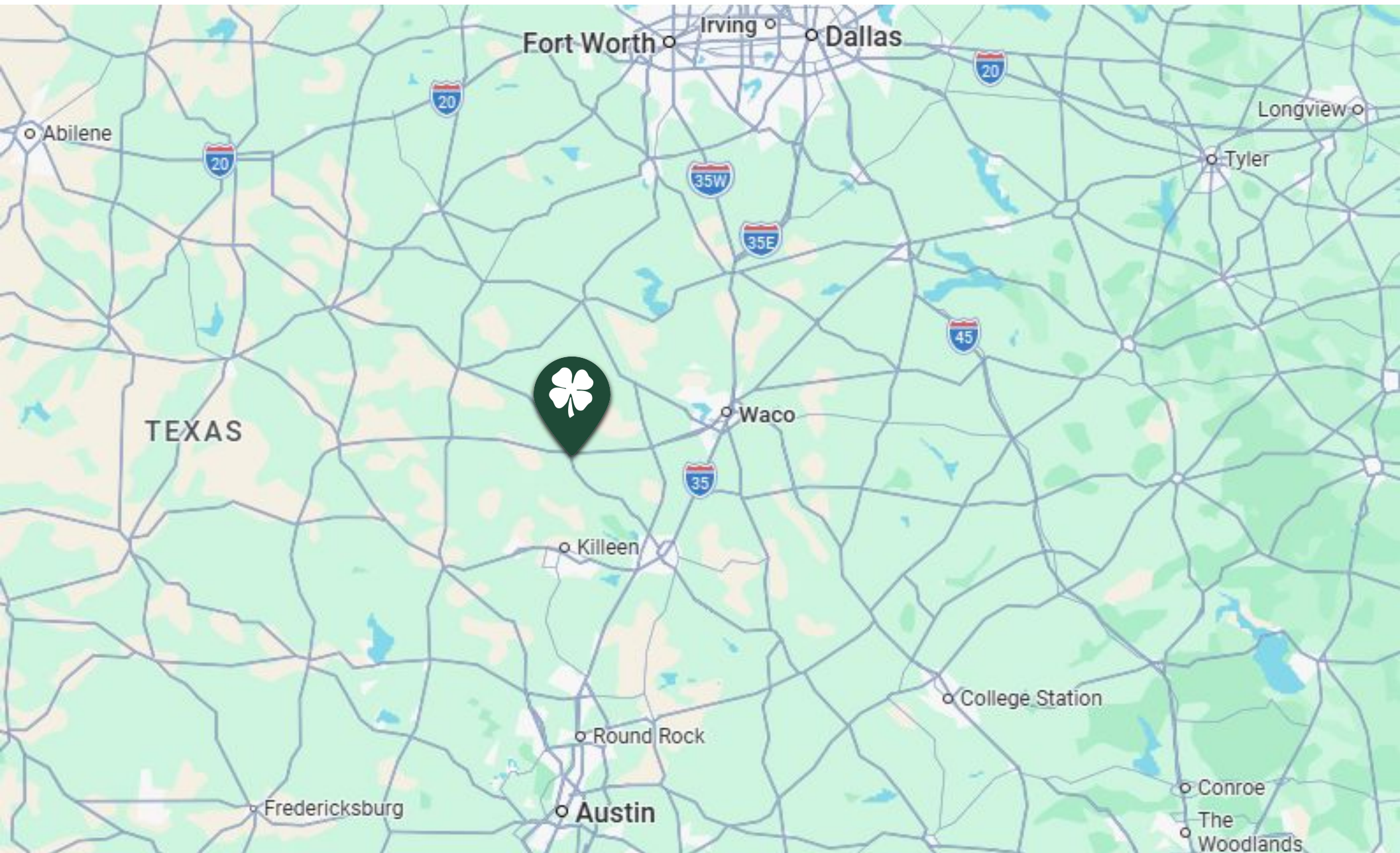


Outlines are approximate.

AREA MAP



REGIONAL MAP





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



NATHAN EMBRY
CCIM, SIOR
254-855-5500

nathanembryccim@kellyrealtors.com

EXCLUSIVELY LISTED



1229 N Valley Mills Dr. Waco, TX 76710
KellyRealtorsCommercial.com

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, or assumptions estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

| | | | |
|--|---------------|-----------------------------------|----------------------|
| Kelly Commercial | 485811 | help@kellyrealtors.com | (254)741-1500 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Leah Cox | 509469 | lcox@kellyrealtors.com | (254)741-1500 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Michael Meadows | 314300 | mike@meadowscommercial.com | (254)717-7234 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Nathan Embry | 668380 | nembry@kellyrealtors.com | (254)855-5500 |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Kelly Realtors, 1229 N Valley Mills Drive Waco TX 76710
Erin Cates

Phone: (254) 741-1500 Fax:

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IABS Form