



KERRVILLE RETAIL CENTER

📍 936 JUNCTION HWY, KERRVILLE, TX 78028
DRIVE-THRU ENDCAP AVAILABLE



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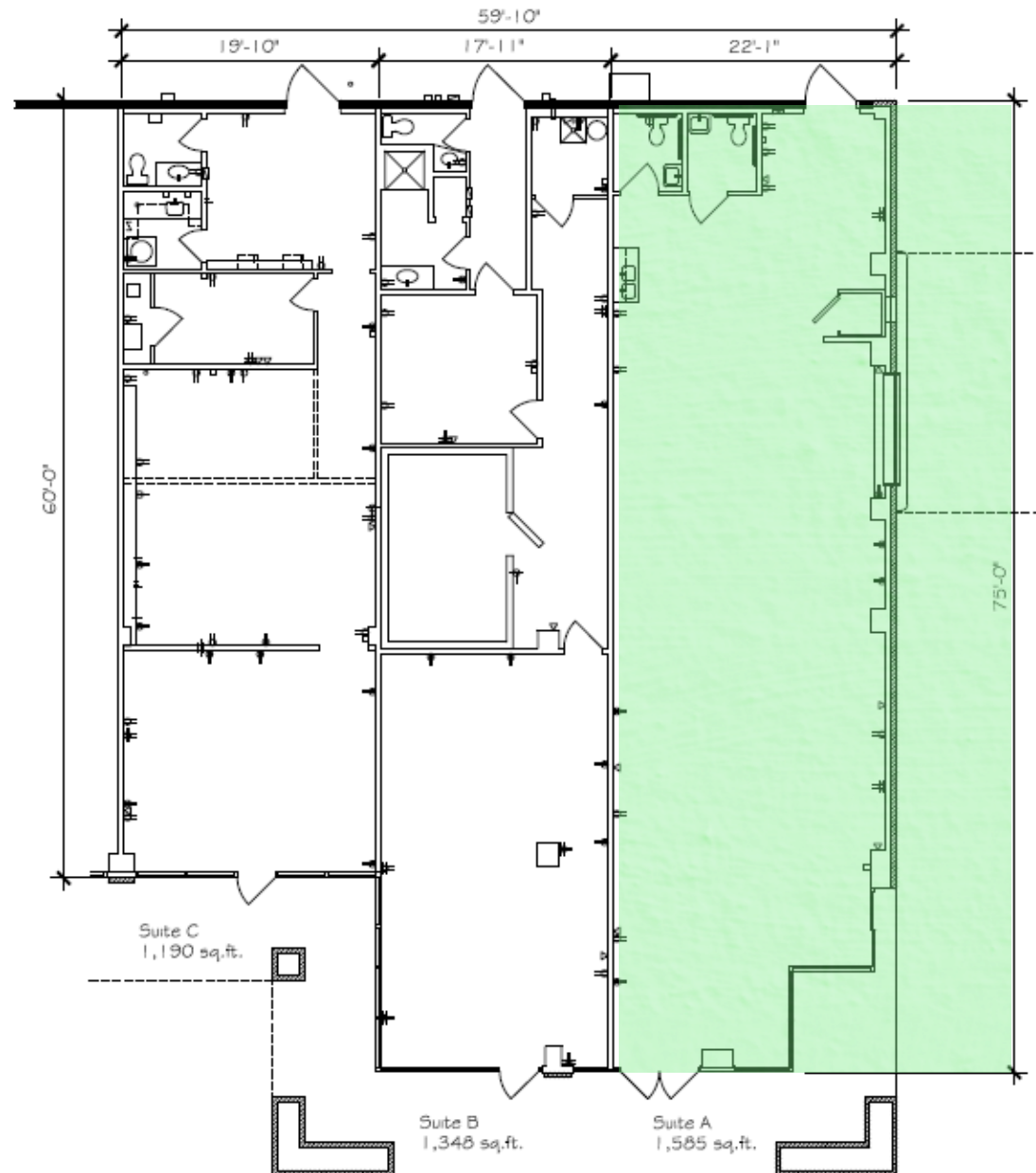
PROPERTY HIGHLIGHTS

- Kerrville Retail Center is located at 936 Junction Hwy in Kerrville, Texas. The center is positioned in one of the most prominent retail corridors in the city at the corner of Junction and Plaza Drive, a signalized intersection allowing for great street exposure.
- There are two ingress points and three egress points giving the center ease of access. The property boasts two drive-through end caps. Both are currently utilized, one at Popeye's Chicken and the other at the dry cleaners as a drop off. The center also has one pylon sign, a portion of which is electronically controlled giving the tenant maximum exposure.

- **BUILDING SIZE:** 8,932 SF
- **AVAILABLE:** 1,585 SF & 1,100 SF
- **NNN's:** Estimated \$6.00 PSF/YR
- **TI:** Negotiable
- **TRAFFIC COUNTS:** 23,000 VPD



SITE PLAN

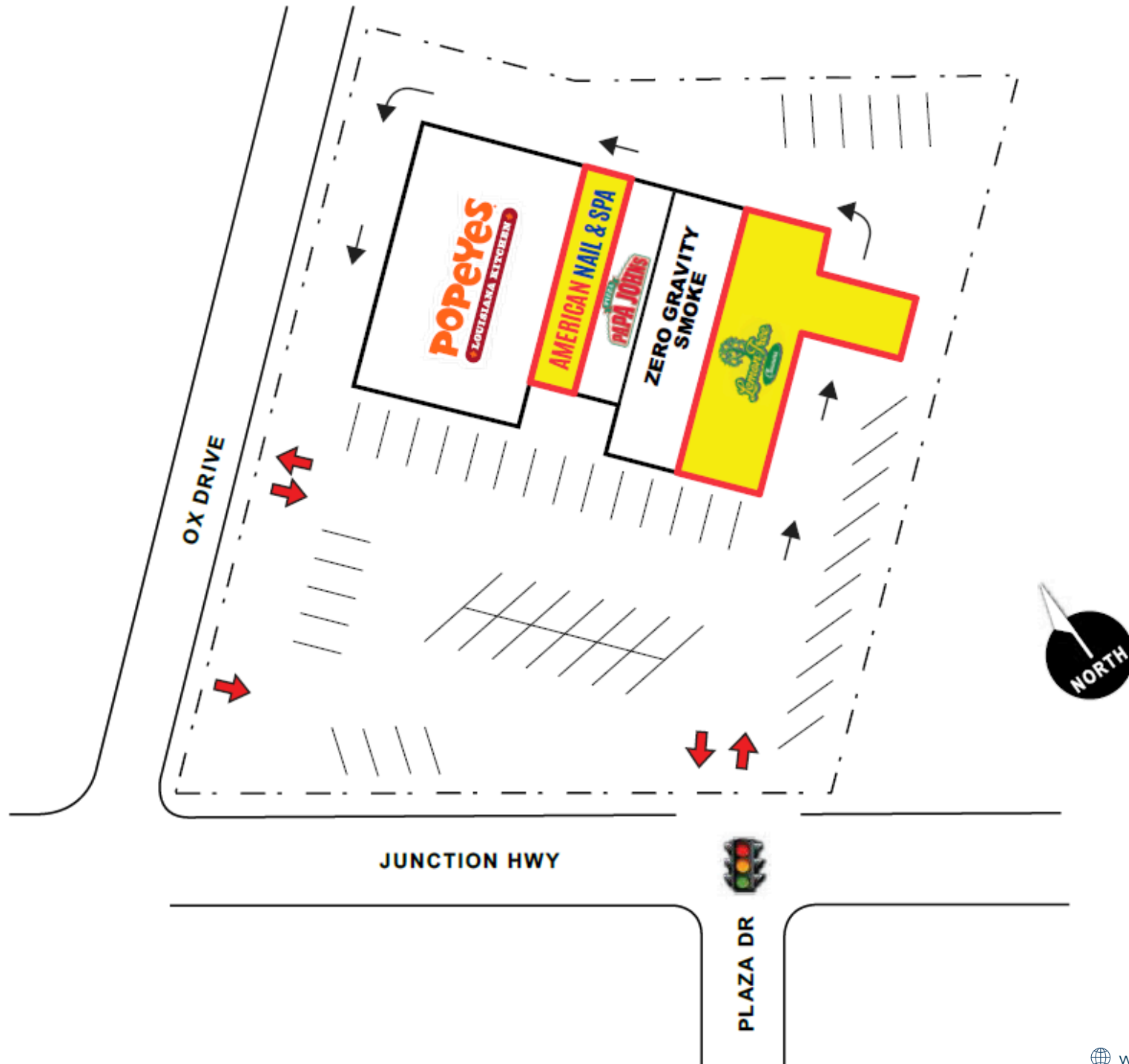


4,123 sq.ft. total for three spaces
EXISTING FLOOR PLAN 11-2-20

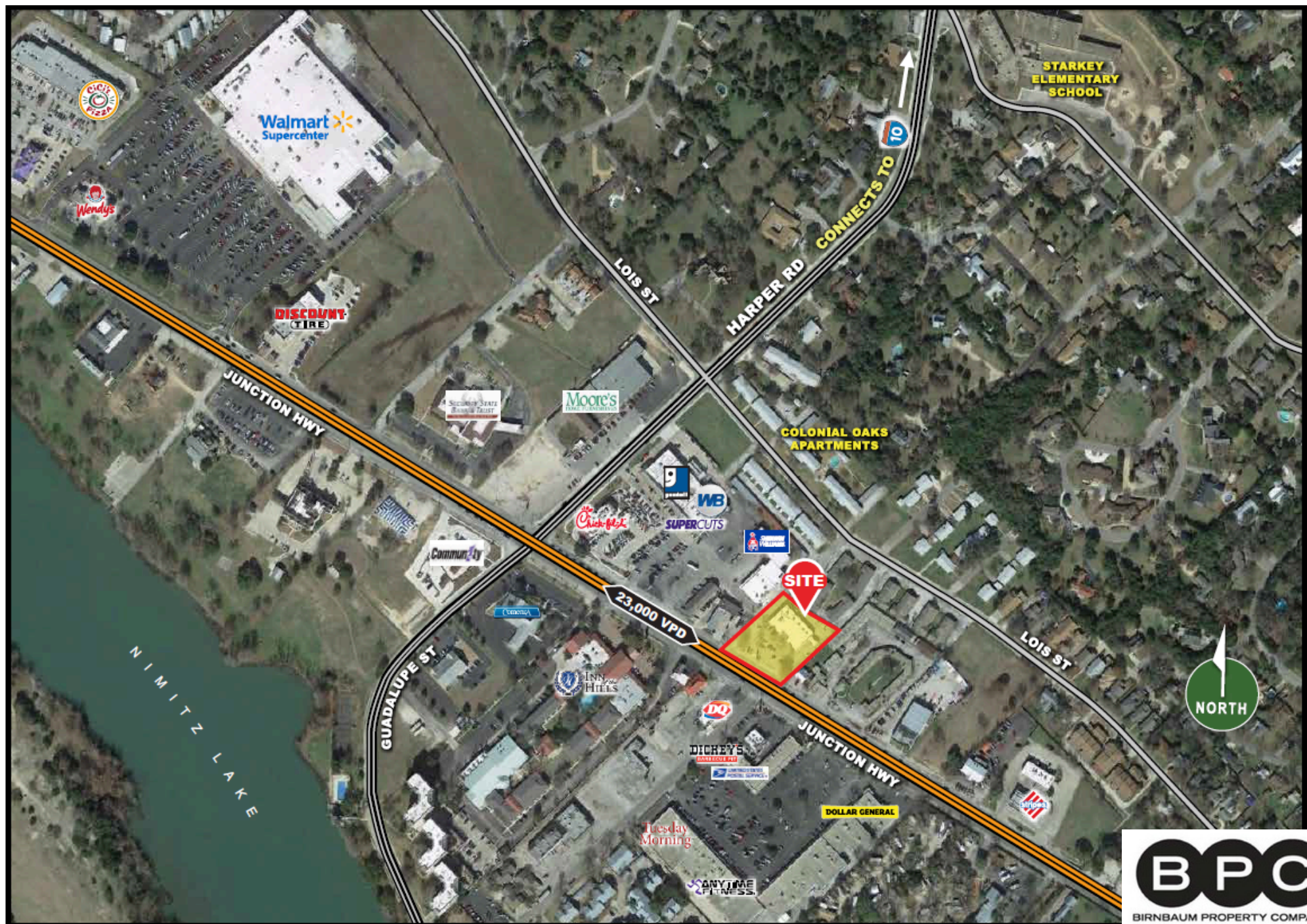
1" = 10'

936 JUNCTION HWY.
KERRVILLE, TX. 78028

SITE PLAN



SITE MAP



DEMOGRAPHICS

936 JUNCTION HWY • KERRVILLE, TX 78028

POPULATION	1 Mile	3 Miles	5 Miles
■ 2024 Projection			
Total Population	5,530	22,760	35,437
■ 2019 Estimate			
Total Population	5,526	22,512	34,938
■ 2010 Census			
Total Population	5,379	21,614	33,378
■ 2000 Census			
Total Population	5,315	20,136	29,760
■ Current Daytime Population			
2019 Estimate	7,323	28,697	39,763
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
■ 2024 Projection			
Total Households	2,508	9,650	14,799
■ 2019 Estimate			
Total Households	2,490	9,471	14,461
Average (Mean) Household Size	2.14	2.25	2.30
■ 2010 Census			
Total Households	2,425	9,105	13,836
■ 2000 Census			
Total Households	2,340	8,459	12,260
■ Occupied Units			
2024 Projection	2,508	9,650	14,799
2019 Estimate	2,748	10,381	15,955
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
■ 2019 Estimate			
\$150,000 or More	6.99%	7.13%	8.50%
\$100,000 - \$149,000	10.31%	10.58%	11.35%
\$75,000 - \$99,999	14.16%	11.81%	11.54%
\$50,000 - \$74,999	21.65%	20.08%	20.25%
\$35,000 - \$49,999	14.35%	14.80%	14.55%
Under \$35,000	32.53%	35.59%	33.83%
Average Household Income	\$69,878	\$69,267	\$73,667
Median Household Income	\$52,918	\$49,578	\$51,742
Per Capita Income	\$31,649	\$29,839	\$31,084

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$71,322	\$69,251	\$71,575
■ Consumer Expenditure Top 10 Categories			
Housing	\$18,223	\$17,743	\$18,156
Transportation	\$13,828	\$13,538	\$14,093
Shelter	\$10,149	\$9,915	\$10,118
Food	\$6,637	\$6,379	\$6,520
Personal Insurance and Pensions	\$5,123	\$4,947	\$5,164
Health Care	\$4,900	\$4,718	\$4,886
Utilities	\$4,075	\$3,982	\$4,068
Entertainment	\$2,810	\$2,719	\$2,852
Cash Contributions	\$2,372	\$2,190	\$2,304
Household Furnishings and Equipment	\$1,963	\$1,899	\$1,970
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	5,526	22,512	34,938
Under 20	21.42%	22.50%	22.38%
20 to 34 Years	15.29%	18.07%	17.12%
35 to 39 Years	4.98%	4.92%	4.75%
40 to 49 Years	10.01%	9.66%	9.58%
50 to 64 Years	20.27%	19.12%	19.53%
Age 65+	28.05%	25.72%	26.64%
Median Age	48.43	44.82	46.24
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	4,077	15,924	24,954
Elementary (0 - 8)	3.89%	4.71%	4.29%
Some High School (9 - 11)	6.63%	7.58%	7.45%
High School Graduate (12)	29.09%	29.14%	28.67%
Some College (13 - 15)	23.36%	24.52%	24.71%
Associate Degree Only	6.50%	5.94%	6.35%
Bachelors Degree Only	20.74%	18.04%	18.26%
Graduate Degree	8.49%	8.69%	9.17%



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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.

11-2-2015



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:
 - 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.

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.

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