

# COMMERCE SQUARE

BROWNWOOD, TEXAS

OFFERING  
SUMMARY





# THE OFFERING



Jones Lang LaSalle ("JLL") is proud to exclusively present Commerce Square (the "Property"), a premier 150,459 square foot grocery anchored center in Brownwood, TX with 100% occupancy. Commerce Square features an impressive national tenant roster and retail mix including TJ Maxx, Burkes Outlet, Aldi, and Boot Barn, all secured with below-market rents providing substantial upside opportunity. Current in-place rents, sitting 32% below market value, position investors to capture impressive growth with a projected 5.28% 7-year CAGR. As the highest-trafficked retail destination in Brownwood, the Property also offers two future pad development opportunities on Commerce Street, creating additional imbedded upside for investors seeking both stable cash flow and compelling growth.

# INVESTOR CHEAT SHEET

## INVESTMENT SUMMARY

ADDRESS	509 W Commerce Street   Brownwood, TX 76801
SQUARE FOOTAGE	150,459 SF
YEAR BUILT	1969 / 2006
7-YR NOI CAGR	5.28%
YEAR 1 NOI	\$1,330,136
BELOW MARKET RENTS	32%
SITE SIZE	22.04 Acres
PARKING	744 Parking Spaces + 23 Handicap Spaces

## OCCUPANCY

OCCUPANCY	100%
WALT	4.0 Years
AVG. TENANT TENURE	9.4 Years



## MAJOR TENANT SUMMARY

	RENT PSF	SF	% OF GLA	EXPIRES
TJ Maxx	\$9.25	26,019	17.3%	Mar-33
Burkes Outlet Stores	\$6.60	25,067	16.7%	Jan-27
Aldi	\$6.15	20,802	13.8%	Feb-30
Boot Barn	\$8.50	16,297	10.8%	Nov-32
Harbor Freight	\$9.00	14,314	9.5%	Aug-27
Totals/Averages	\$7.82	102,499	68.1%	4.8 Yrs

## NOI OVER HOLD PERIOD

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
\$1,287,871	\$1,495,503	\$1,593,487	\$1,654,496	\$1,726,632	\$1,740,696	\$1,846,653	\$2,093,164	\$2,166,431	\$2,253,430	\$2,287,300



# INVESTMENT HIGHLIGHTS

## GROCERY ANCHORED

- » 10.88 TENANT TENURE
- » 4.00 YRS TERM REMAINING WITH 3 FIXED RATE OPTIONS



## 2 PAD DEVELOPMENT OPPORTUNITIES

- » WESTERN PAD: ~1 ACRE
- » EASTERN PAD: ~0.5 ACRE

## BELOW MARKET RENTS

- » ANCHORS 35% BELOW MARKET
- » SHOP SPACES ARE 32% BELOW MARKET

## COMPELLING FUTURE UPSIDE

- » 5.28% 7-YR. CAGR WITH NEAR TERM ROLL & MTM OPPORTUNITY

## EXPANSIVE TRADE AREA

- » #1 SHOPPING CENTER IN A 50-MILE RADIUS WITH A LOYAL CUSTOMER BASE





**\$9.00**  
BASE RENT



## GROCERY ANCHORED WITH A RELIABLE CREDIT-BACKED INCOME STREAM

Over 80% of the Property's rental income stream is generated from credit tenancy. The property boasts an impressive average tenant tenure of 9+ years and 4 year WALT with remaining fixed-rate renewal options, offering investors a reliable long-term investment opportunity.

LOCAL

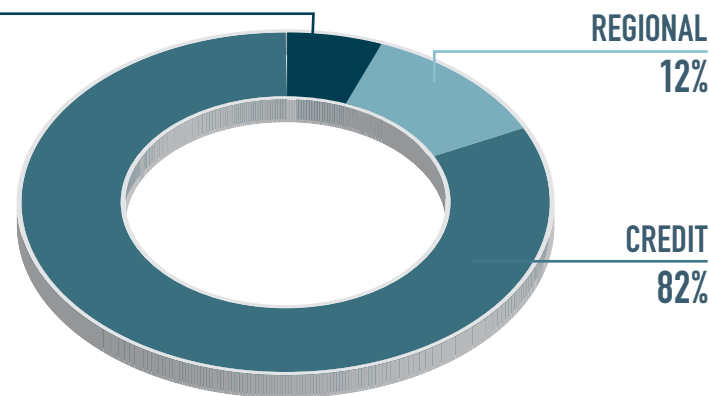
6%

REGIONAL

12%

CREDIT

82%



82% OF RENTAL INCOME FROM CREDIT/NATIONAL TENANCY



**\$6.60**  
BASE RENT



**\$9.25**  
BASE RENT



S&P: A



S&P: B+



**BUFFALO WILD WINGS**  
WINGS, BEER, SPORTS™

S&P: B+

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

S&P: BB-



**H&R BLOCK**

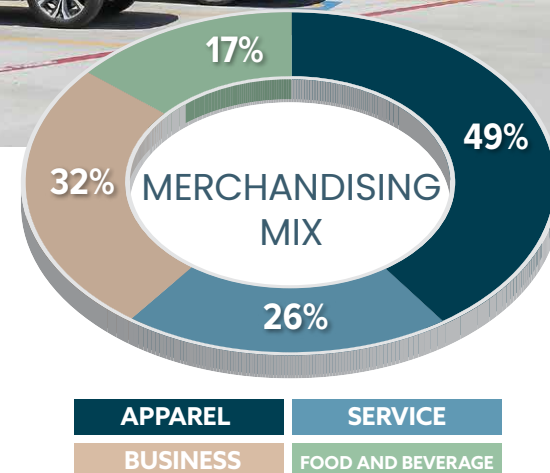
S&P: BBB

## TENANT ROSTER

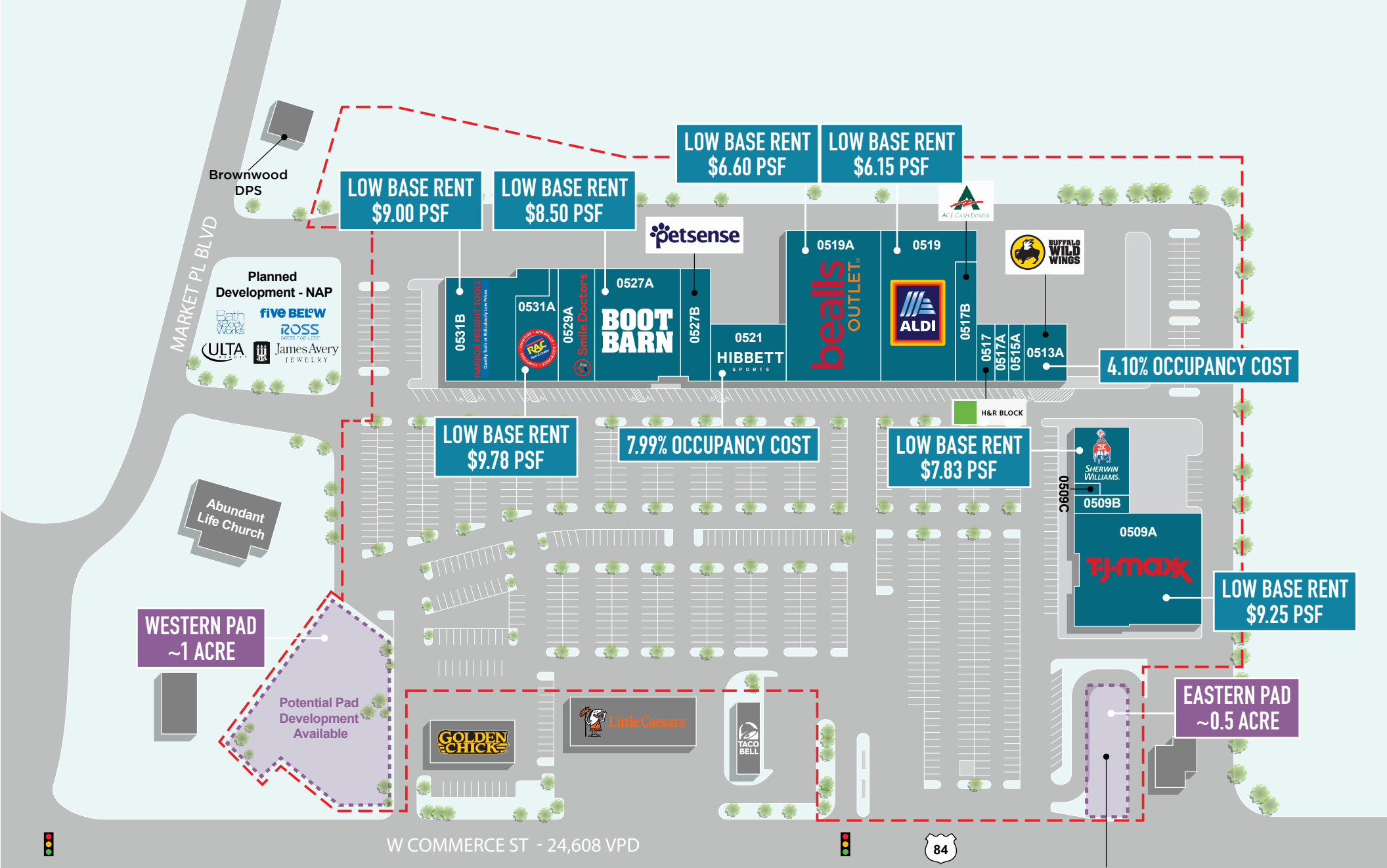
SUITE	TENANT	SF
0509A	T.J. Maxx	26,019
0509B	Deluxe Nails & Spa	2,190
0509C	Total Wireless	600
0509D	Sherwin Williams (MTM)	6,400
0513A	Buffalo Wild Wings	4,655
0515A	Vapor Maven	1,663
0517	H&R Block	1,550
0517A	Livingston Hearing Aids	1,585
0517B	Ace Cash Express	4,064
0519	Aldi	20,802
0519A	Bealls	25,067
0521	Hibbett Sports	8,037
0527A	Boot Barn Western and Work Wear	16,297
0527B	PetSense	6,173
0529A	Smile Doctors	4,568
0531A	Rent-A-Center	6,250
0531B	Harbor Freight	14,314
OUT1	Watermill Express	225

## TENANT SUMMARY

TENANT	SQUARE FEET	% OF GLA	% OF EGI
FOOD AND BEVERAGE	25,457 SF	17%	18%
BUSINESS	11,864 SF	32%	7%
SERVICE	39,355 SF	26%	32%
APPAREL	73,783 SF	49%	43%
<b>TOTAL</b>	<b>150,459 SF</b>	<b>100%</b>	<b>100%</b>







Brownwood  
DPS

MARKET PL BLVD

Planned  
Development - NAP  
Bath Works  
FIVE BELT  
ROSS  
JEWELRY  
JAMES AVERY  
JEWELRY

LOW BASE RENT  
\$9.00 PSF

LOW BASE RENT  
\$8.50 PSF

LOW BASE RENT  
\$6.60 PSF

LOW BASE RENT  
\$6.15 PSF

petsense

ACE CASH EXPRESS

BUFFALO  
WILD WINGS

0531B  
HARBOR FREIGHT TOOLS  
Quality Tools at Remarkably Low Prices

0531A  
RSC  
RENTAL SERVICE CENTER

0529A  
Smile Doctors

0527A  
BOOT BARN

0527B

0521  
HIBBETT  
SPORTS

0519A  
bealls  
OUTLET

0519  
ALDI

0517B

0517

0517A

0515A

0513A

4.10% OCCUPANCY COST

LOW BASE RENT  
\$9.78 PSF

7.99% OCCUPANCY COST

LOW BASE RENT  
\$7.83 PSF

H&R BLOCK

0509C  
SHERWIN  
WILLIAMS

0509B

0509A  
TJ-maxx

LOW BASE RENT  
\$9.25 PSF

WESTERN PAD  
~1 ACRE

Potential Pad  
Development  
Available

GOLDEN  
CHICK

Little Caesars

TACO  
BELL

EASTERN PAD  
~0.5 ACRE

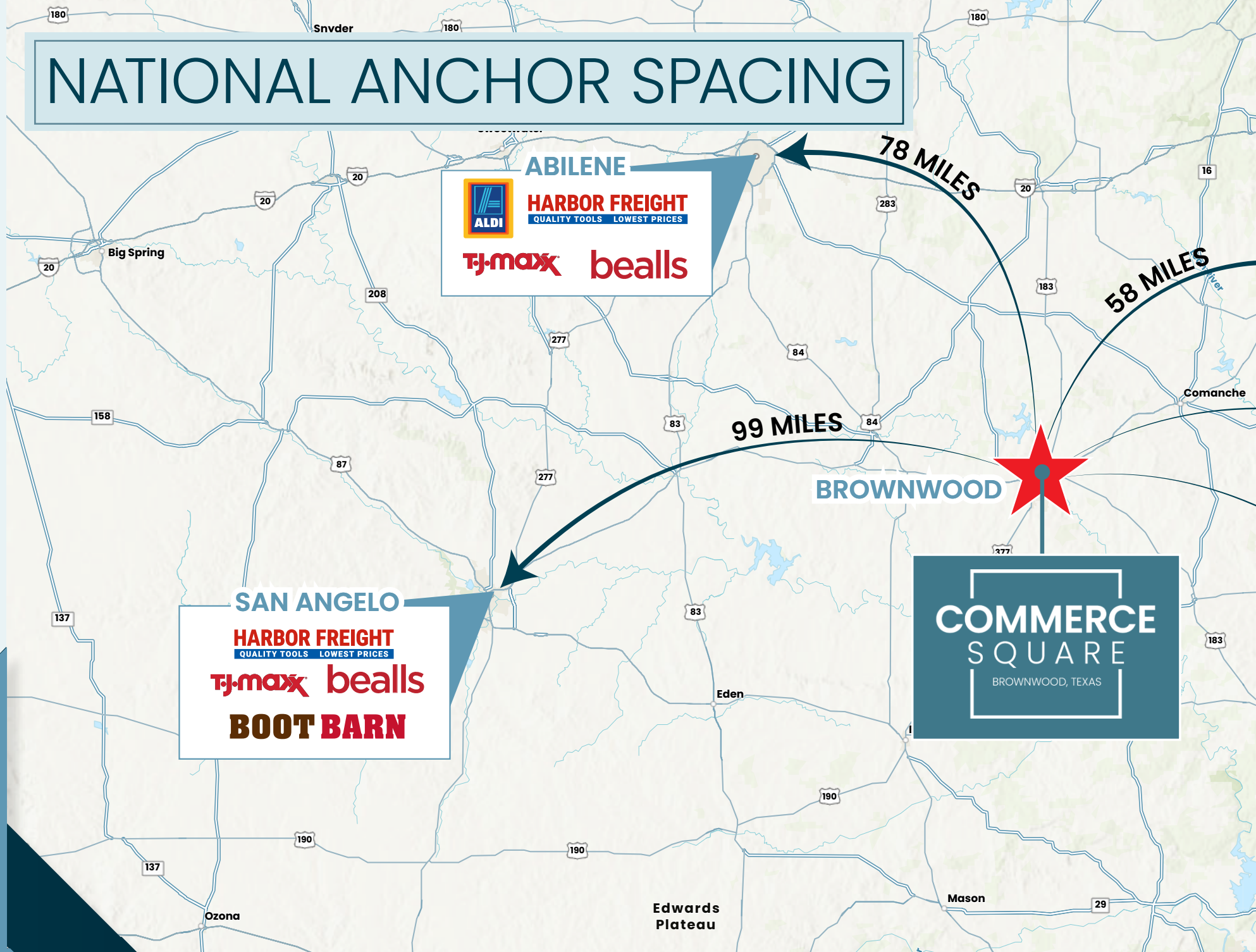
Potential Pad  
Development  
Available

W COMMERCE ST - 24,608 VPD

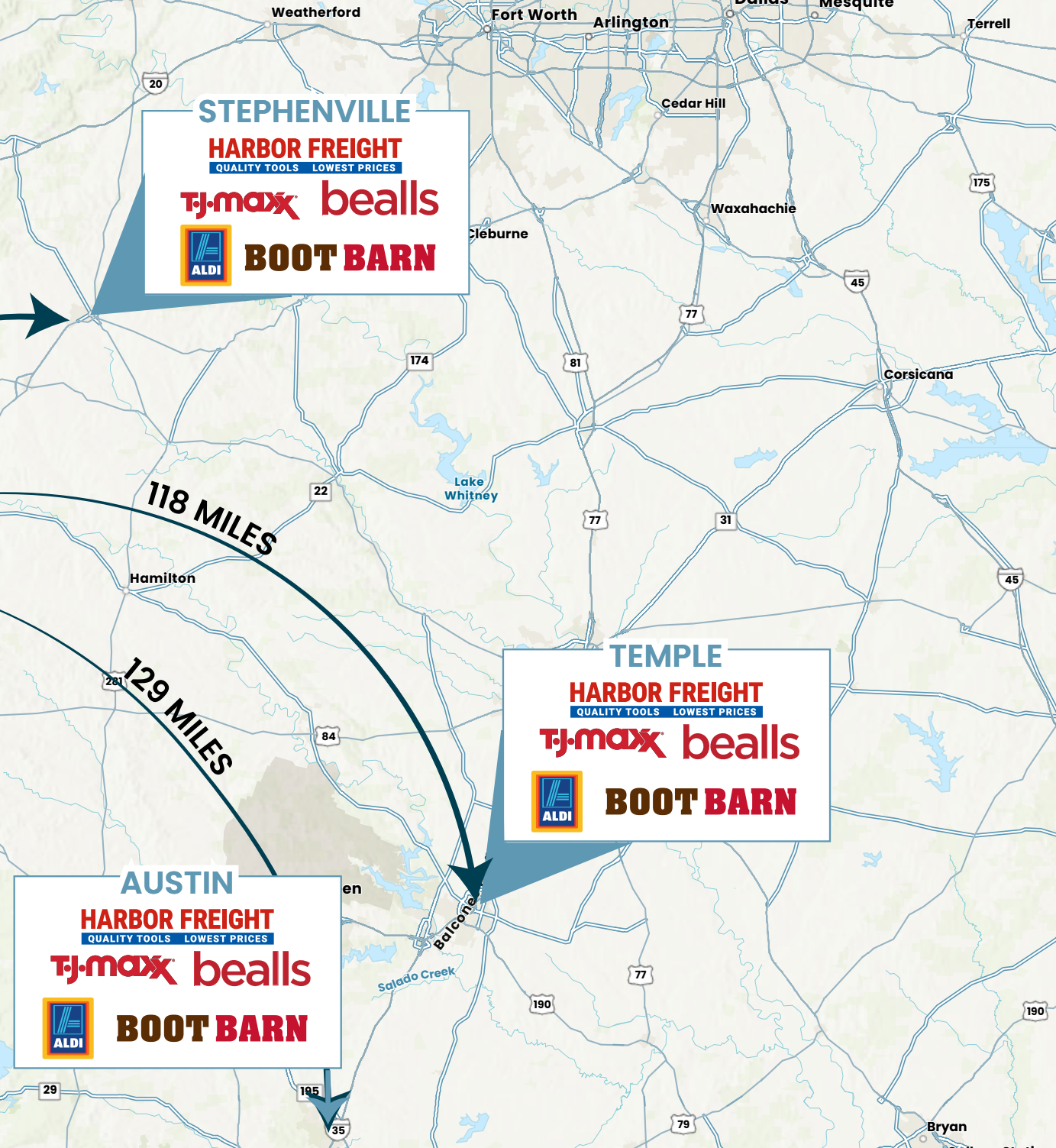
84



# NATIONAL ANCHOR SPACING



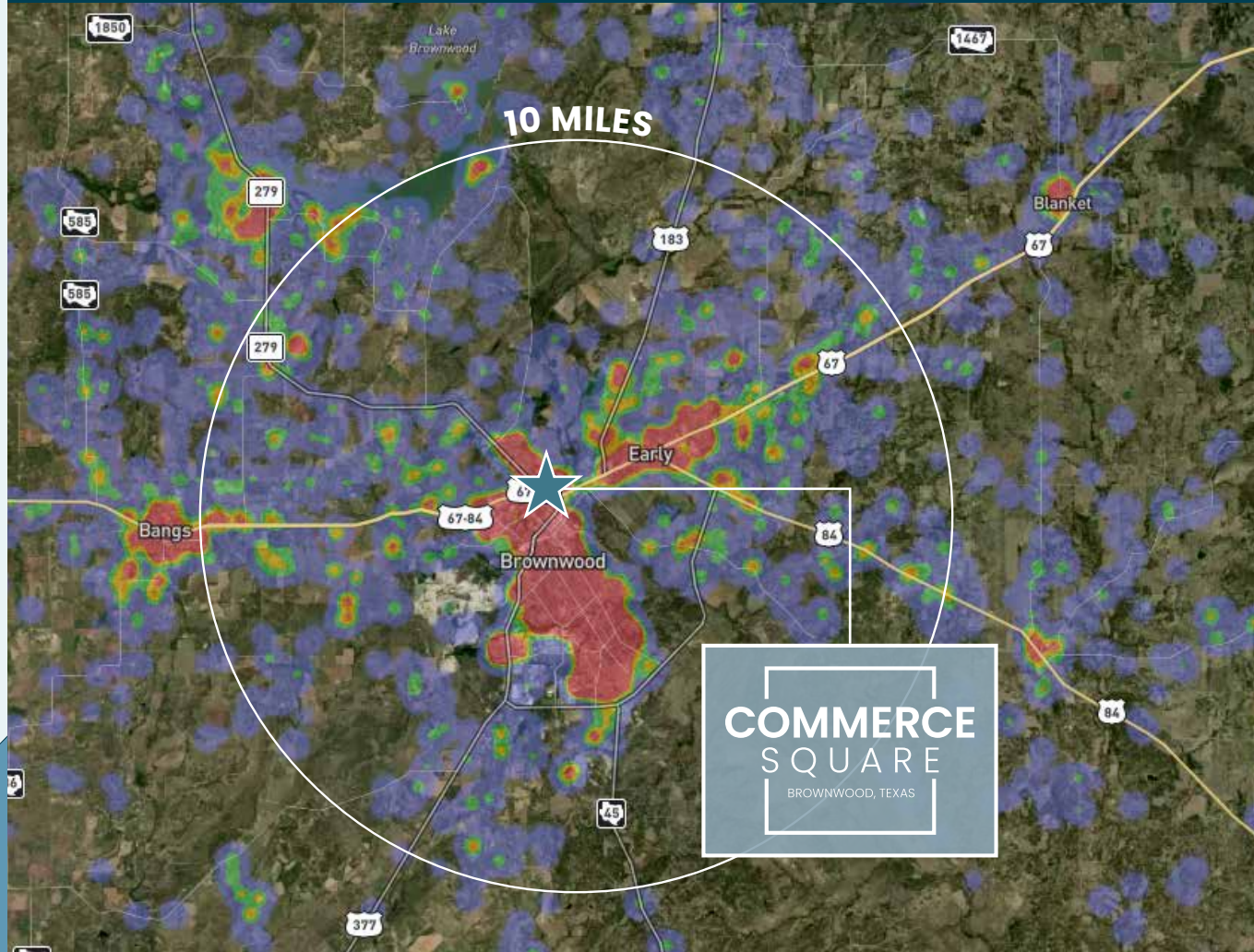




# #1

RANKED  
SHOPPING  
CENTER IN  
A 50-MILE  
RADIUS

# EXPANSIVE TRADE AREA



**1.3M**  
ANNUAL VISITS



**+55%**  
OF VISITORS HAVE VISITED AT LEAST 20X



**8.18**  
ANNUAL VISITS PER VISITOR

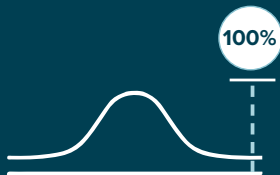


**40 MINS**  
AVERAGE DWELL TIME



50 miles

**1 / 4**



**40%**

OF VISITS ORIGINATED FROM 10+ MILES AWAY







# DEVELOPMENT OPPORTUNITY

## WESTERN PAD DEVELOPMENT OPPORTUNITY

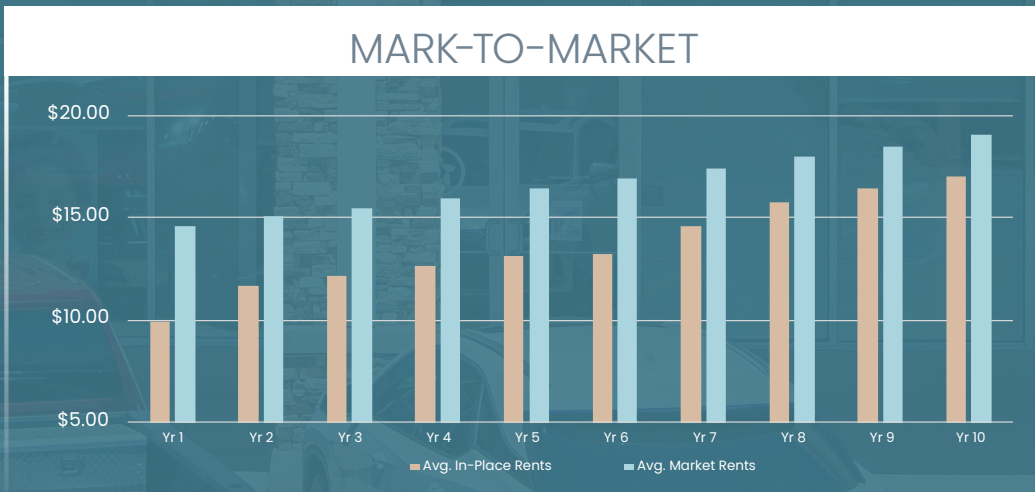
ACREAGE	~1+ ACRES
ZONING	C-1

## EASTERN PAD DEVELOPMENT OPPORTUNITY

ACREAGE	~0.5 ACRES
ZONING	C-1

# COMPELLING FUTURE UPSIDE

**32%**  
BELOW MARKET THROUGHOUT  
THE HOLD PERIOD



**8**  
TENANTS WITHOUT FIXED-RATE  
OPTIONS



# THE RETAIL CORRIDOR OF BROWNWOOD







Hampton Inn Brownwood  
56 Rooms

24,608 VPD

DOLLAR GENERAL



SHOE DEPT.



DOLLAR TREE



United  
supermarkets

La Quinta Inn & Suites  
71 Rooms

Downtown Brownwood



Walgreens

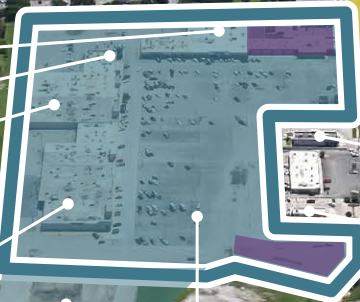
Advance  
Auto Parts

Walmart Supercenter



BW Best Western  
Hotels & Resorts  
58 Rooms

J-maxx



GOLDEN  
CHICK



Planned Development - NAP

COMMERCE  
SQUARE

BROWNWOOD, TEXAS

Bath  
& Body  
Works

ROSS  
DRESS FOR LESS

five BELOW

ULTA  
BEAUTY



James Avery  
JEWELRY

Market PI Blvd



## TRANSACTION LEADS

### CHRIS GERARD

Senior Managing Director  
chris.gerard@jll.com  
214-293-8698

### ADAM HOWELLS

Senior Managing Director  
adam.howells@jll.com  
214-438-6530

## ANALYTICAL SUPPORT

### JILLIAN WILSON

Analyst  
jillian.wilson@jll.com  
410-977-3270

## FINANCING

### KRISTI LEONARD

Director  
kristi.leonard@jll.com  
469-232-1996

COMMERCE  
SQUARE  
BROWNWOOD, TEXAS

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.



2401 Cedar Springs, Suite 100  
Dallas, TX 75201  
214.265.0880 (phone)  
[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)