

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 5.74% 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	5.74%
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	3.8 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
\$1,293,357	\$1,510,498	\$1,606,782	\$1,669,374	\$1,731,361	\$1,725,806	\$1,911,388	\$2,100,853	\$2,187,912	\$2,261,485	\$2,293,734

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

- » 5.74% 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



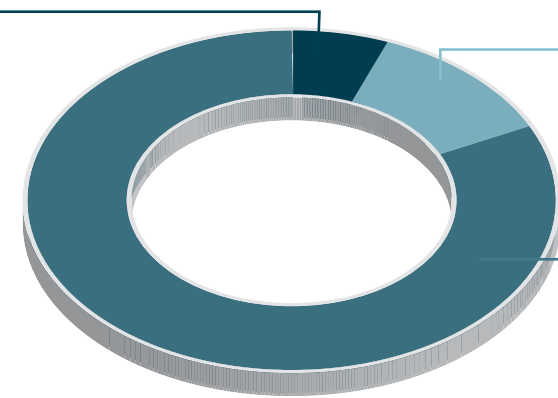
GROCERY ANCHORED WITH A RELIABLE CREDIT-BACKED INCOME STREAM

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 3.8 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+



S&P: B+



S&P: BB-



H&R BLOCK

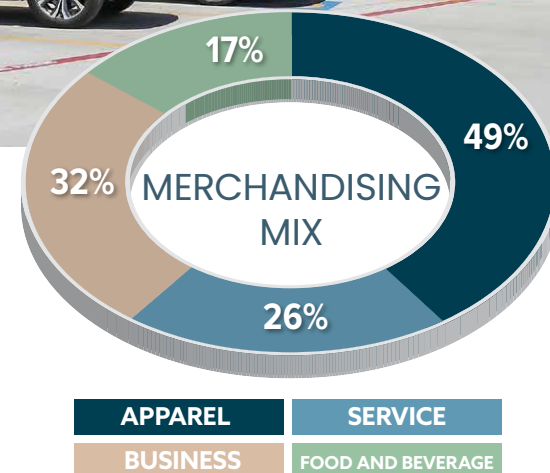
S&P: BBB

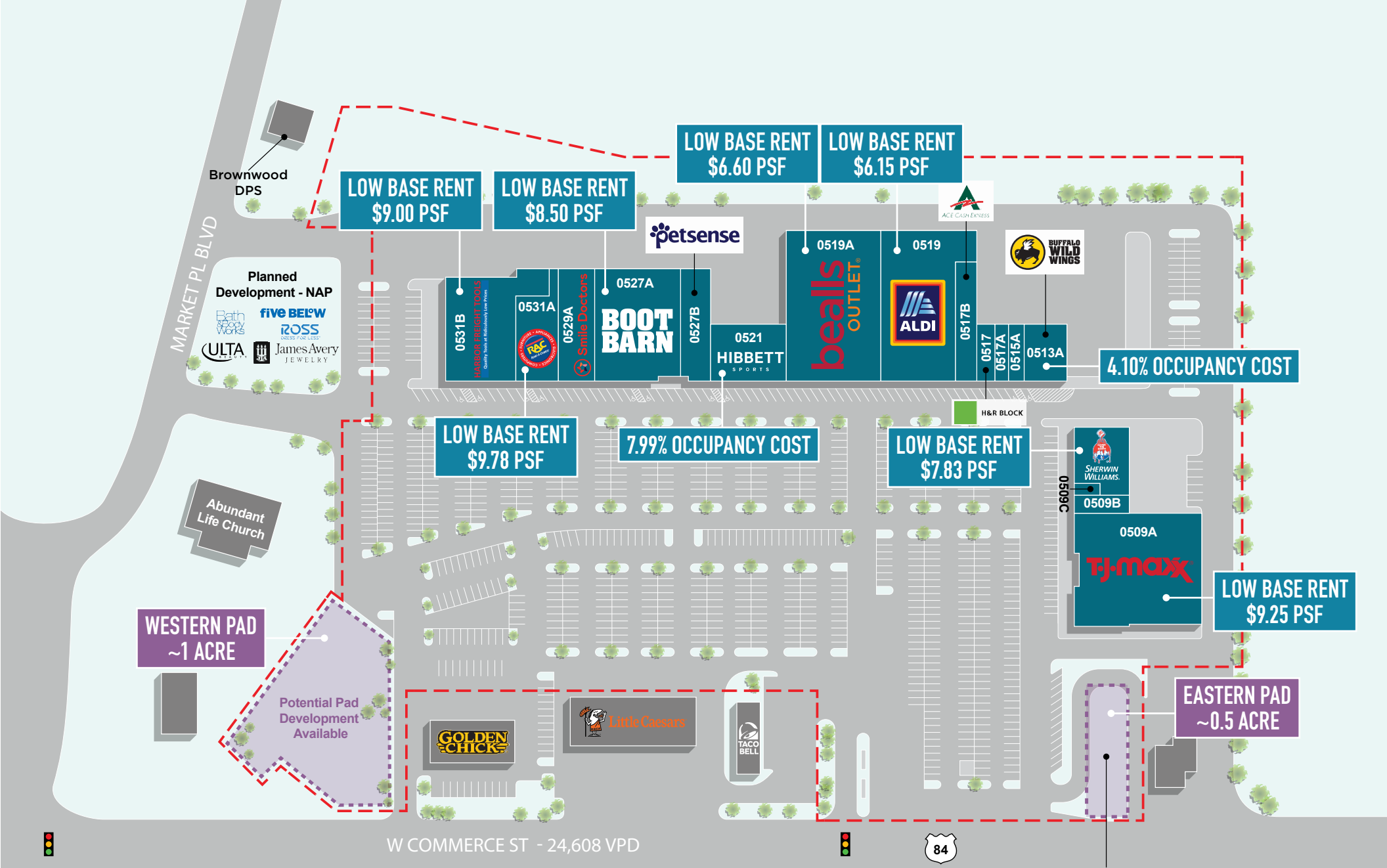
TENANT ROSTER

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%
TOTAL	150,459 SF	100%	100%





Brownwood
DPS

MARKET PL BLVD

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

Abundant
Life Church

WESTERN PAD
~1 ACRE

Potential Pad
Development
Available

W COMMERCE ST - 24,608 VPD

84

Potential Pad
Development
Available

N

LOW BASE RENT
\$9.00 PSF

LOW BASE RENT
\$8.50 PSF

LOW BASE RENT
\$6.60 PSF

LOW BASE RENT
\$6.15 PSF

LOW BASE RENT
\$9.78 PSF

7.99% OCCUPANCY COST

LOW BASE RENT
\$7.83 PSF

4.10% OCCUPANCY COST

LOW BASE RENT
\$9.25 PSF

petsense

BOOT
BARN

bealls
OUTLET

ALDI

BUFFALO
WILD
WINGS

H&R BLOCK

SHERWIN
WILLIAMS

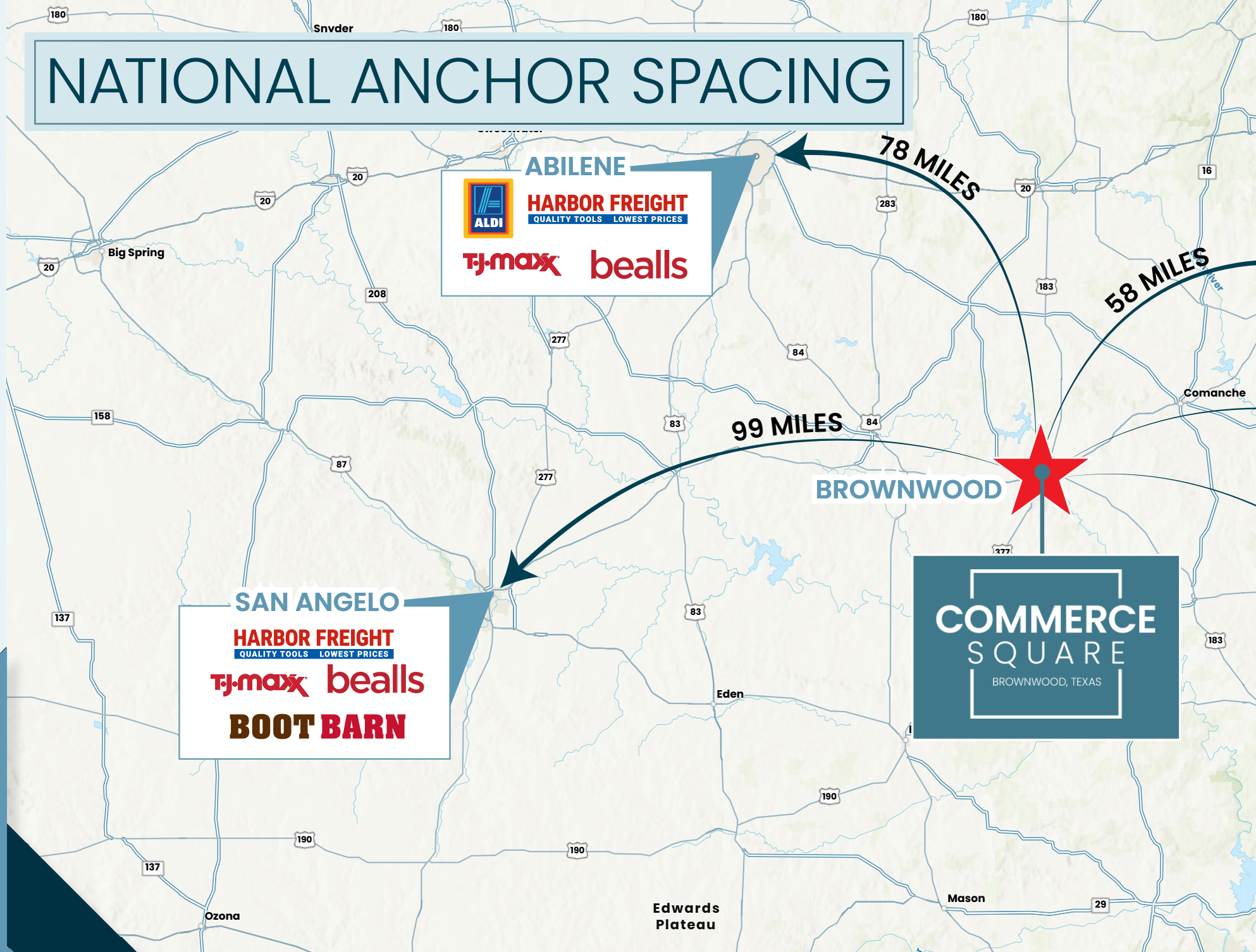
T.J. MAXX

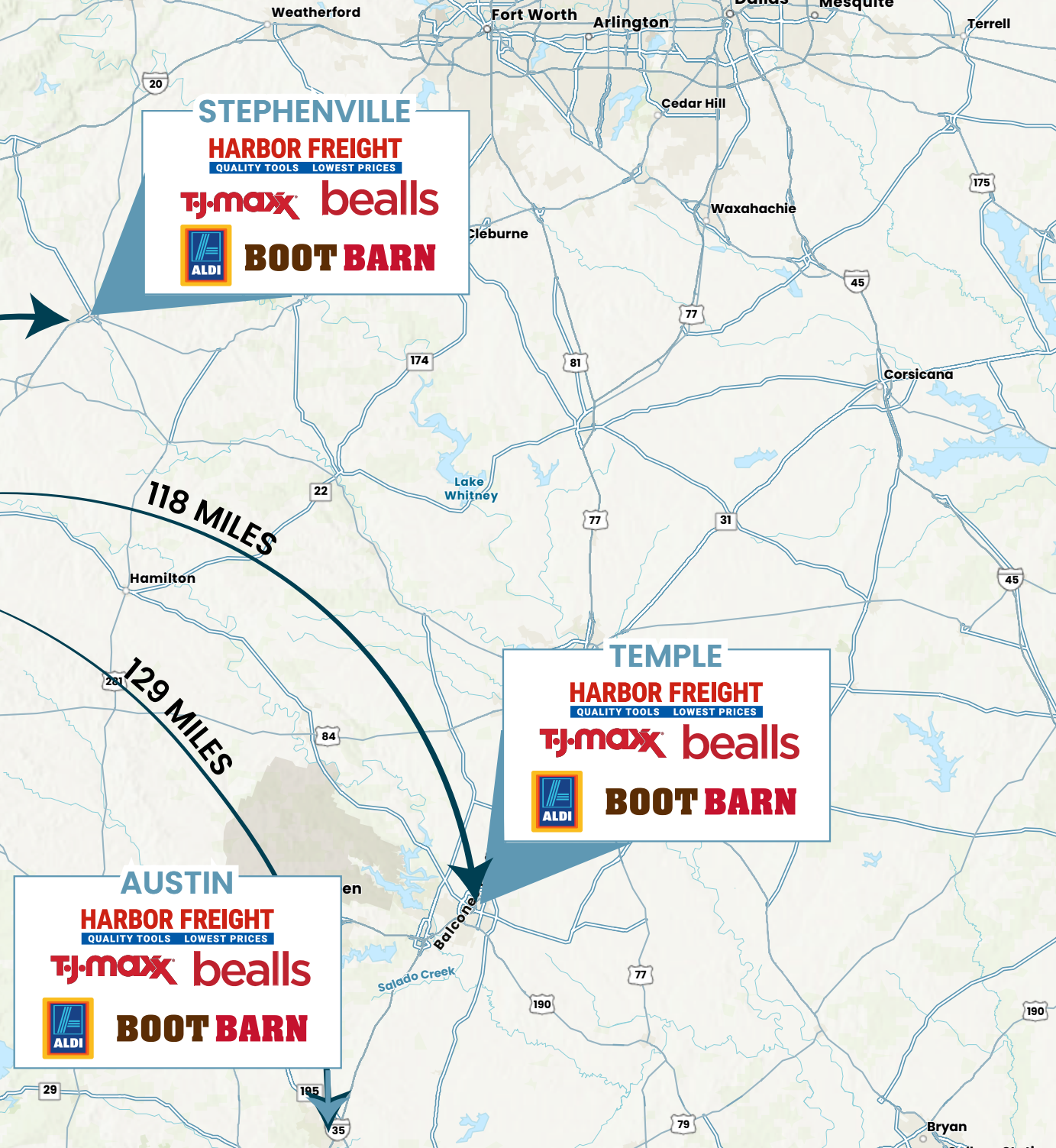
Little Caesars

TACO
BELL

GOLDEN
CHICK

NATIONAL ANCHOR SPACING

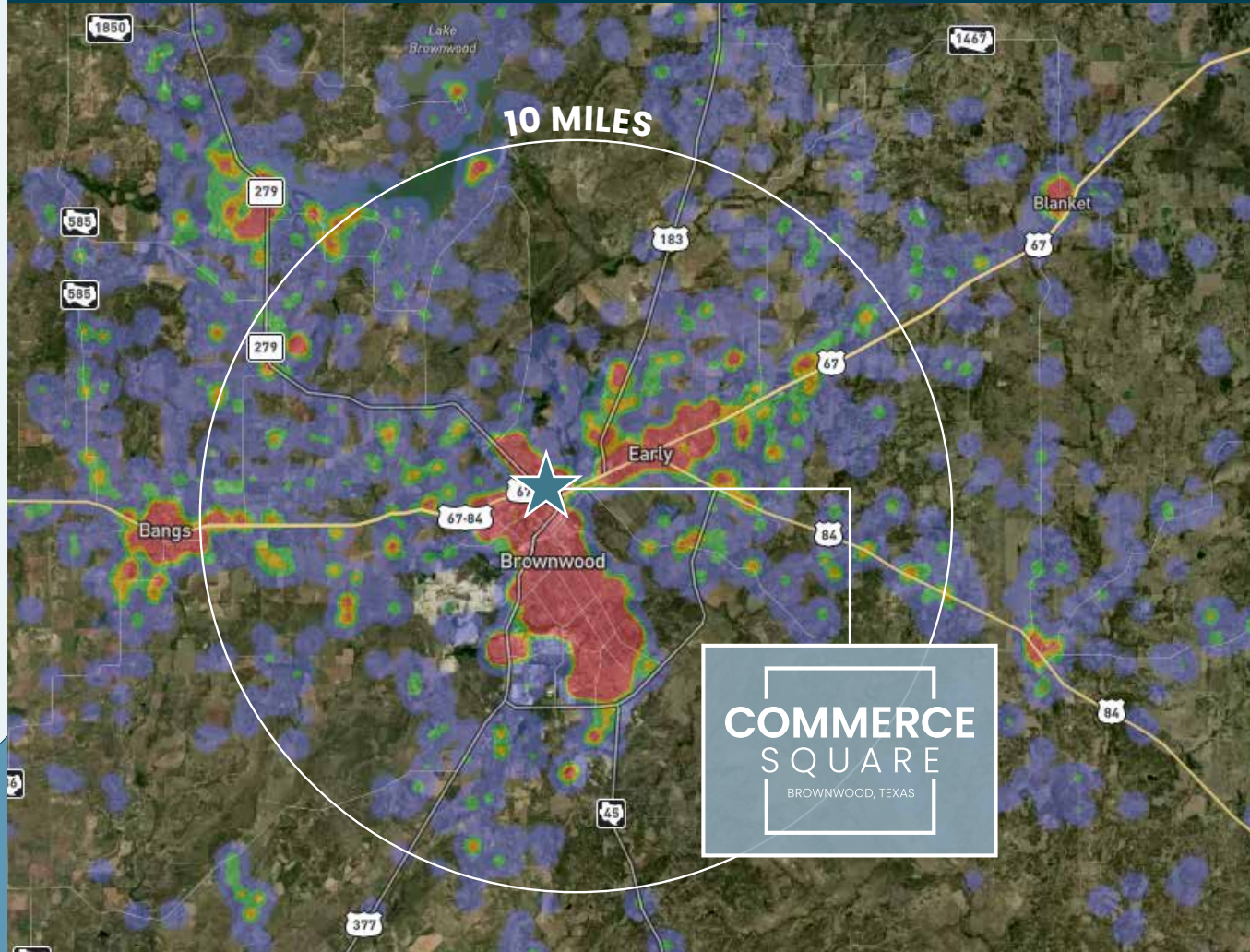




#1

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



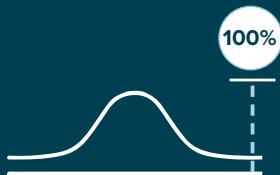
40 MINS

AVERAGE DWELL TIME



50 miles

1 / 4



40%

OF VISITS ORIGINATED FROM 10+ MILES AWAY





DEVELOPMENT OPPORTUNITY

WESTERN PAD DEVELOPMENT OPPORTUNITY

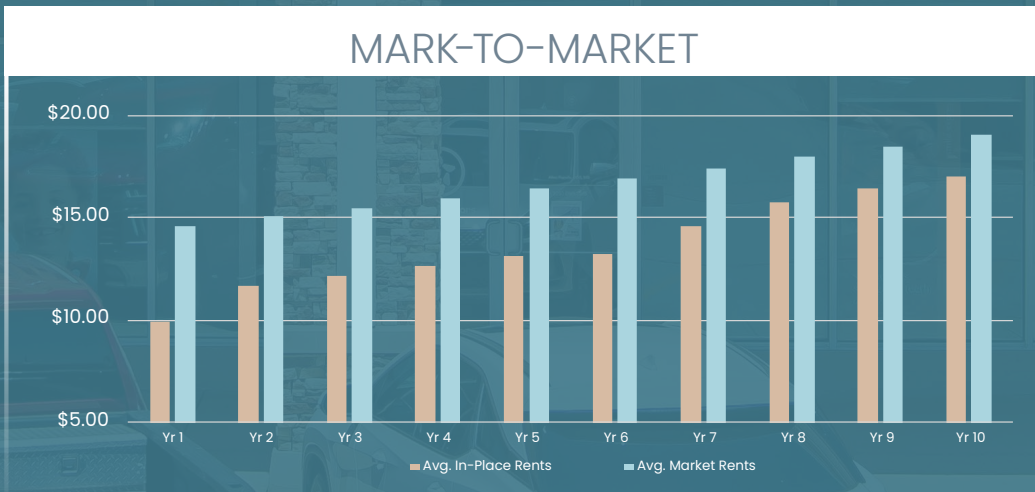
ACREAGE	~1+ ACRES
ZONING	C-1

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

DOLLAR GENERAL

TSC TRACTOR
SUPPLY CO.

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

Bath
& Body
Works

ROSS
DRESS FOR LESS

five BELOW

COMMERCE
SQUARE

BROWNWOOD, TEXAS

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

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