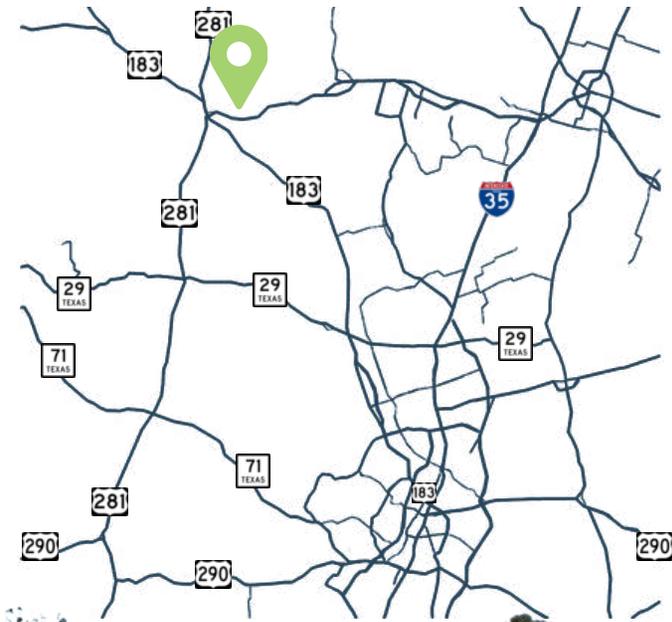


SPACE AVAILABLE

1009 E FOURTH ST

1009 EAST 4TH STREET, LAMPASAS, TX, USA

Modern, recently constructed shopping center strategically located in Lampasas. Situated on high traffic E Fourth Street, just walking distance from downtown Lampasas and less than a mile from Walmart on US 190.



JOE HOUSTON
ASSOCIATE
(512)-856-4861
JHOUSTON@FORESITECRE.COM

PROPERTY HIGHLIGHTS

1

This shopping center was built in 2024 with **flexible spaces ideal for retail, medical users, service providers and flex-use businesses.**

2

Situated on a busy **East Fourth Street with excellent accessibility.** Walking distance from downtown Lampasas, providing strong daily exposure and visibility in the growing community.

3

Already home to **high-performing tenants** like Anytime Fitness, Lotus Beauty Spa & Salon, and Blends Smoothie.

1009 E FOURTH ST

LAMPASAS, TEXAS

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| Population | 3,798 | 8,359 | 9,554 |
| Total Households | 1,626 | 3,532 | 4,018 |
| Household Income | \$72,696 | \$84,408 | \$87,501 |
| Median Age | 40.8 | 41.9 | 42.7 |

DESIRED USES

- Physical Therapy
- Specialty Boutique
- QSR
- Showroom

“

Excellent opportunity to join a high performing tenant mix that brings consistent traffic to a building located in a growing community. Prime frontage on E Fourth St offers **excellent visibility and convenience for retail, service providers, medical offices, and flex businesses.**

JOE HOUSTON

”



 **FORESITE**
COMMERCIAL REAL ESTATE

1009 E FOURTH ST

LAMPASAS, TEXAS



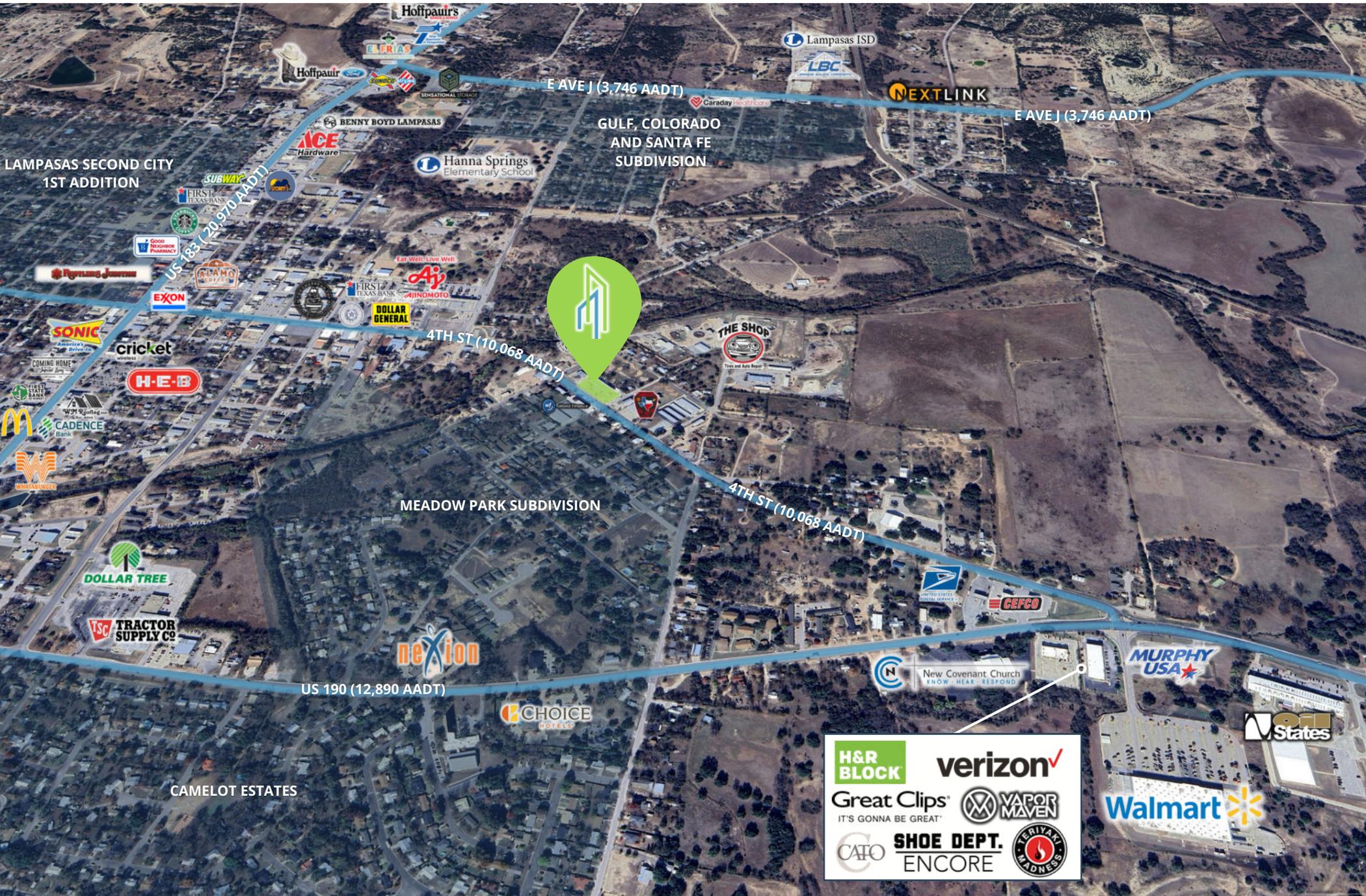
PROPERTY SUMMARY

| | |
|-----------------|----------------|
| Available SF: | 6,232 SF |
| Building Size: | 14,907 SF |
| Year Built: | 2024 |
| Parking Spaces: | 50 |
| Rental Rate: | Contact Broker |



1009 E FOURTH ST

LAMPASAS, TEXAS



LAMPASAS SECOND CITY
1ST ADDITION

GULF, COLORADO
AND SANTA FE
SUBDIVISION

MEADOW PARK SUBDIVISION

CAMELOT ESTATES

H&R BLOCK **verizon** ✓
Great Clips® **VAPOR MAVEN**
IT'S GONNA BE GREAT®
CATO **SHOE DEPT. ENCORE** **TERIYAKI MADNESS**

Walmart

911 States

MURPHY USA

New Covenant Church
KNOW · HEAR · RESPOND

CHOICE HOTELS

nexion

DOLLAR TREE

TSC TRACTOR SUPPLY CO.

H-E-B

cricket

SONIC

EXXON

DOLLAR GENERAL

AIJ

Hanna Springs
Elementary School

ACE Hardware

BENNY BOYD LAMPASAS

NEXTLINK

Lampasas ISD

LBC

Hoffpauir

ELERIAS

Caraday



1009 E FOURTH ST

LAMPASAS, TEXAS

H&R BLOCK
verizon
Great Clips™ IT'S GONNA BE GREAT!
VAPOR MAVEN
CATO
SHOE DEPT. ENCORE
TERIYAKI MADNESS



World Finance

BROWN ST

4TH ST (10,068 ADPT)

MILL ST

COLLEGE ST

FOODPANTRIES

THE SHOP



Tires and Auto Repair

CREEK ST



1009 E FOURTH ST

LAMPASAS, TEXAS



AVAILABLE SPACE

| Suite | SF | Condition |
|---------|-------|--------------------------------|
| Suite C | 3,272 | Whitebox |
| Suite D | 1,480 | Whitebox |
| Suite E | 1,480 | 2 nd Gen Restaurant |





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.



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.

| | | | |
|-----------------------------------------------------------------------|----------------|---------------------------------|-----------------------|
| <u>Foresite Real Estate, Inc.</u> | <u>9003568</u> | <u></u> | <u>(210) 816-2734</u> |
| Licensed Broker/ Broker Firm Name or Primary Assumed Business Name | Licensed No. | E-Mail | Phone |
| <u>Bethany Babcock</u> | <u></u> | <u>bbabcock@foresitecre.com</u> | <u>(210) 816-2734</u> |
| Designated Broker of Firm | | E-Mail | Phone |
| <u>Chad Knibbe</u> | <u></u> | <u>cknibbe@foresitecre.com</u> | <u>(210) 816-2734</u> |
| Licensed Supervisor of Sales Agents/ Associate | | E-Mail | Phone |
| <u>Joe Houston</u> | <u>797152</u> | <u>jhouston@foresitecre.com</u> | <u>(512)-856-4861</u> |
| Sales Agent/ Associate's Name | | E-Mail | Phone |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



