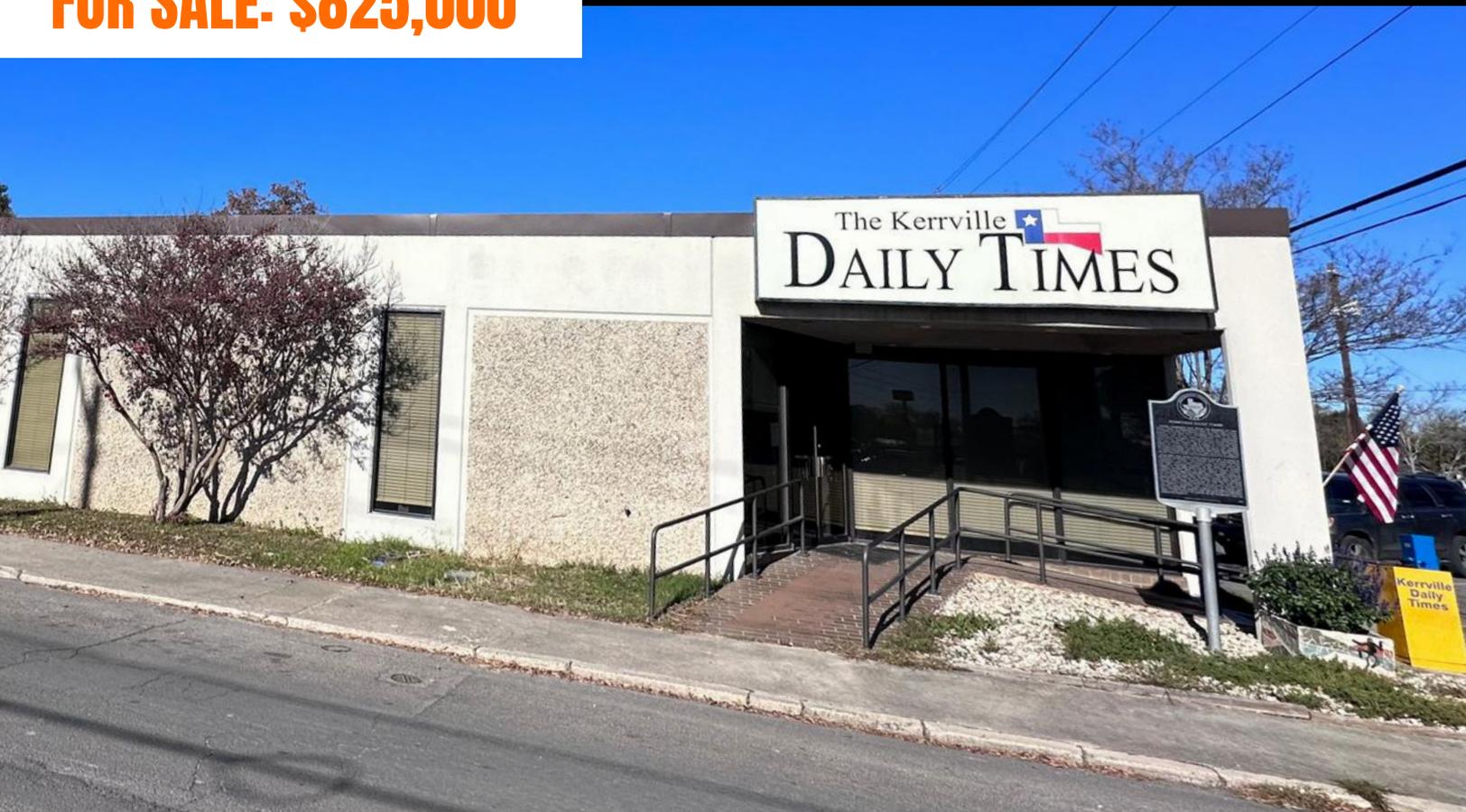


OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE OR LEASE

429 Jefferson Street, Kerrville, TX 78028

FOR SALE: \$825,000



14,510 SF | 2 PARCELS | 0.92 ACRES | ZONE C2

BELLCORNERSTONE
Commercial Real Estate

FOR MORE INFORMATION:

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www.BellCornerstone.com

OFFERING MEMORANDUM

429 JEFFERSON STREET Kerrville, TX 78028

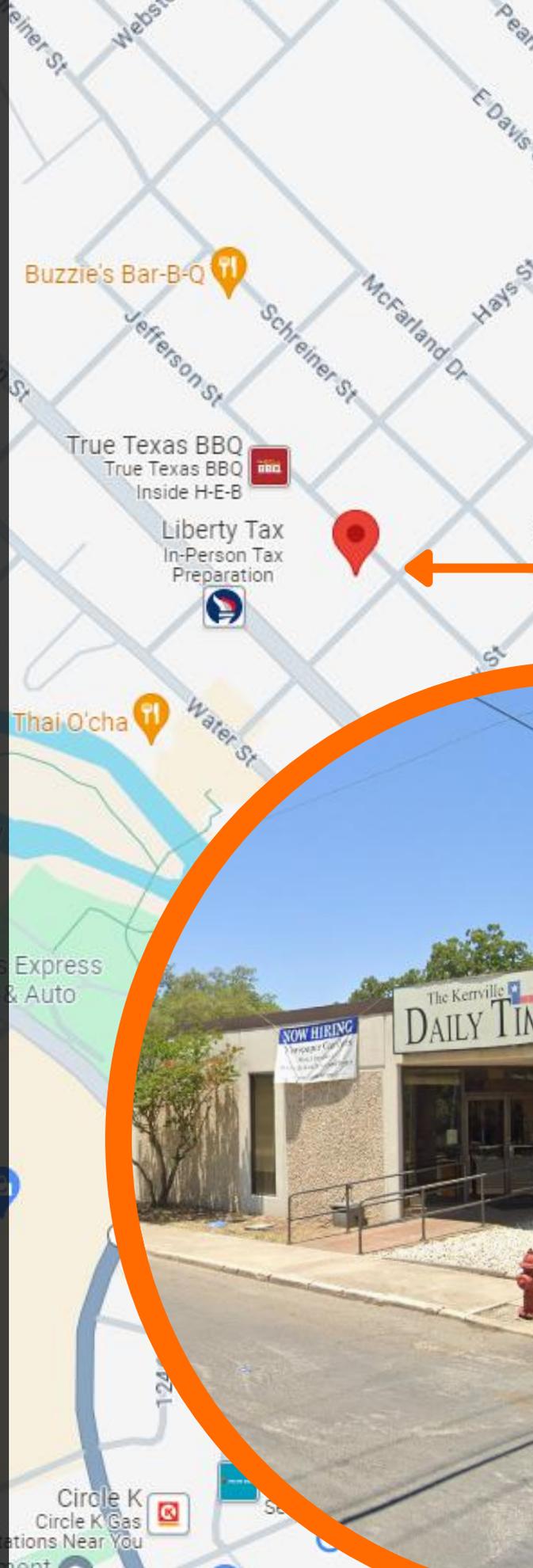
DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential.

Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information.

Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



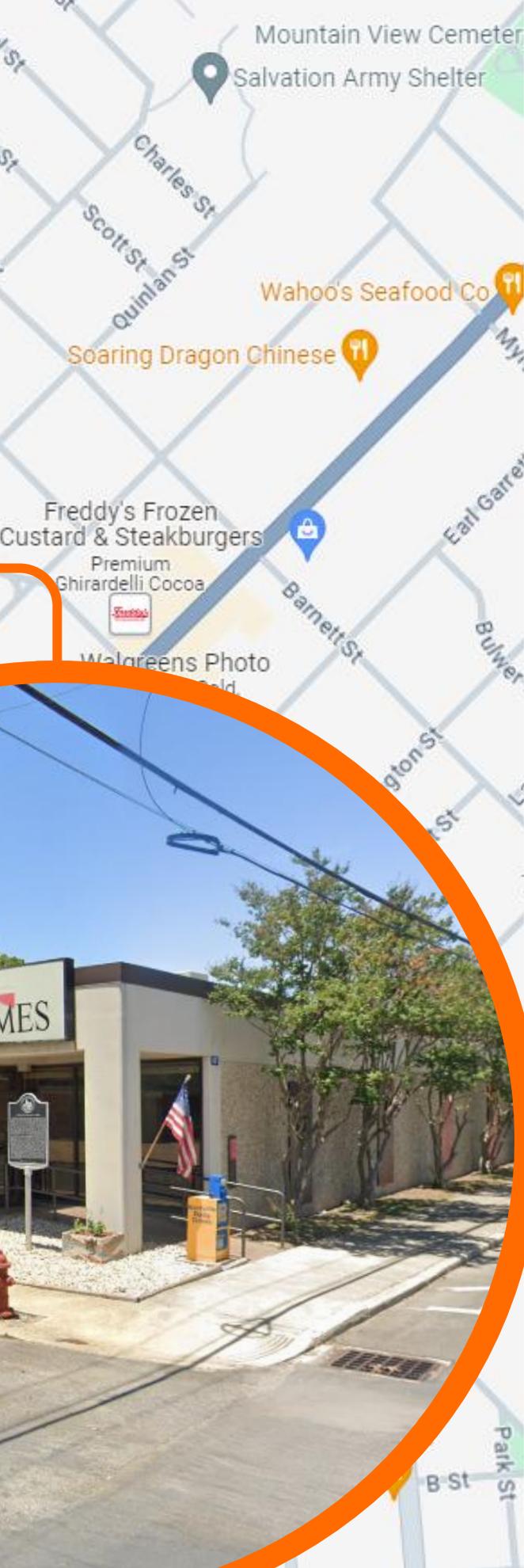


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EXECUTIVE SUMMARY

429 JEFFERSON STREET Kerrville, TX 78028

429 Jefferson Street, Kerrville, TX, is a 2-parcel flex property, totaling 14,510 square feet and situated on a 0.92-acre lot. This flex building was built in 1982 and benefits from 20 surface parking spaces. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Kerrville, Texas

Kerrville is a city located in Kerr County, Texas, United States. It is situated in the Texas Hill Country along the Guadalupe River. It is located in central Texas, approximately 60 miles northwest of San Antonio. The city is known for its scenic beauty, surrounded by rolling hills, rivers, and natural landscapes typical of the Texas Hill Country. Because of this landscape, Kerrville offers various outdoor recreational opportunities, including hiking, fishing, and water activities along the Guadalupe River. The area is also known for its parks and natural attractions. Kerrville also has a vibrant cultural scene with art galleries, museums, and theaters. The city hosts events and festivals, such as the Kerrville Folk Festival, an annual event that celebrates folk music which draws musicians and visitors from around the country. The local economy in Kerrville has historically been based on agriculture, ranching, and tourism. Over the years, the city has diversified its economy with the addition of healthcare and manufacturing industries.



DEMOGRAPHIC SUMMARY

KERRVILLE, TX

POPULATION

City: Kerrville

24,477

State: Texas 29.53 Million

MEDIAN AGE

City: Kerrville

42.2 Years

State: Texas 34.8 Years

MEDIAN HOUSEHOLD INCOME

City: Kerrville

\$62,204

State: Texas \$73,035



2023 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2023	18,279	36,120	49,718
Total Households	7,605	15,097	20,768
Avg Household Size	2.3	2.3	2.3
Avg Household Income	\$68,694	\$74,761	\$78,075

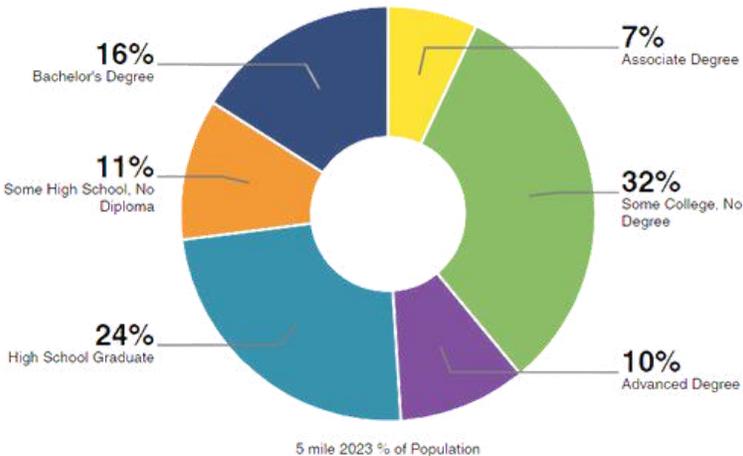
ECONOMIC INDICATORS

3% Kerrville Unemployment Rate

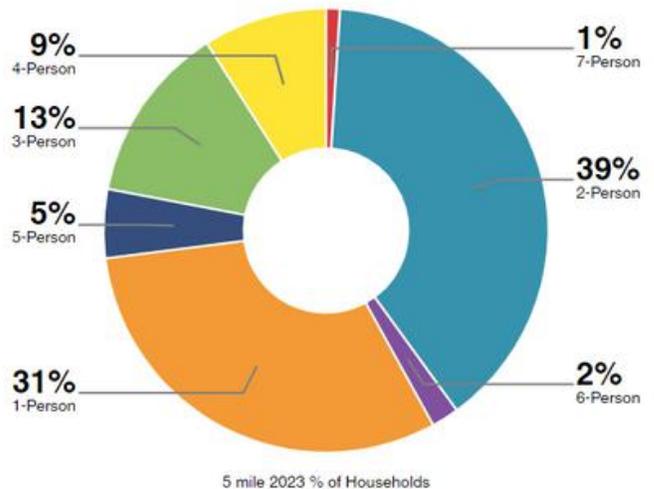
3.7% U.S. Unemployment Rate

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



HOUSEHOLDS



City: Kerrville

10,086

State: Texas 10,490,553



2.26

Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 10 (I-10): direct route to San Antonio to the southeast and Junction to the west

U.S. Highway 83 (US-83): connects the city to Uvalde to the southwest and Junction to the north

State Highway 16 (SH-16): provides access to Medina to the north and Fredericksburg to the south



AIRPORT PROXIMITY

Kerrville/Kerr County Airport (ERV): a general aviation airport, primarily used for general aviation purposes and does not offer commercial airline services

Gillespie County Airport (T82): situated 20+ miles north of Kerrville, provides various services for general aviation, including fueling, aircraft maintenance, and hangar rentals

San Antonio International Airport (SAT): located approximately 65 miles southeast of Kerrville, and it serves as a gateway to domestic and international destinations

Austin-Bergstrom International Airport (AUS): situated approximately 90 miles northeast of Kerrville. It provides commercial flights and serves as a hub for various airlines

Hill Country Regional Airport (QHO): located 25 miles south of Kerrville. While it primarily serves general aviation, it can be an option for private aircraft



NEIGHBORING BUSINESSES



H-E-B | 300 Main St, Kerrville, TX
ADJACENT TO THE PROPERTY



Kerrville City Hall | 701 Main St, Kerrville, TX
0.3 MILES



Kerr County Courthouse
700 Main St, Kerrville, TX
0.3 MILES



Peterson Regional Medical Center
551 Hill Country Dr, Kerrville, TX
1.4 MILES

SITE OVERVIEW

SITE

Property Type:	Flex
Zoning:	C2
Year Built:	1982
Renovated:	2012
Total SF:	14,510
Total Acreage:	0.92 (both parcels)
Parking:	20 spaces + additional street parking
Clear Ceiling Height:	Varying - Max 14'

Dock Doors:

3 grade level overhead doors, including a depressed well which allows loading/unloading at dock height directly in front of one of the overhead doors

TAXES (PAYABLE 2023)

Parcel 1:	\$9,078.81
Parcel 2:	\$574.99

PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building Size: 14,510 SF

- Office: +/- 8000-8500 SF
- Warehouse: +/- 6,000-6,500 SF

Acreage: 0.92 acres

Year Built: 1982

Renovations: 2012

ZONE C2:

LIGHT COMMERCIAL DISTRICT

The C-2 district accommodates a wider array of retail, office, and service uses than property zoned C-2, and will therefore attract customers from across the community and in the area outside the city.

APPROVED USES

- Retail stores and personal services
- Light manufacturing, auto body, and automobile repairs
- Offices and office buildings
- Municipal facilities
- Restaurants, microbreweries, and wineries
- Educational play center
- Public and institutional uses
- Mixed-use buildings

PARCEL MAP



Parcel 2

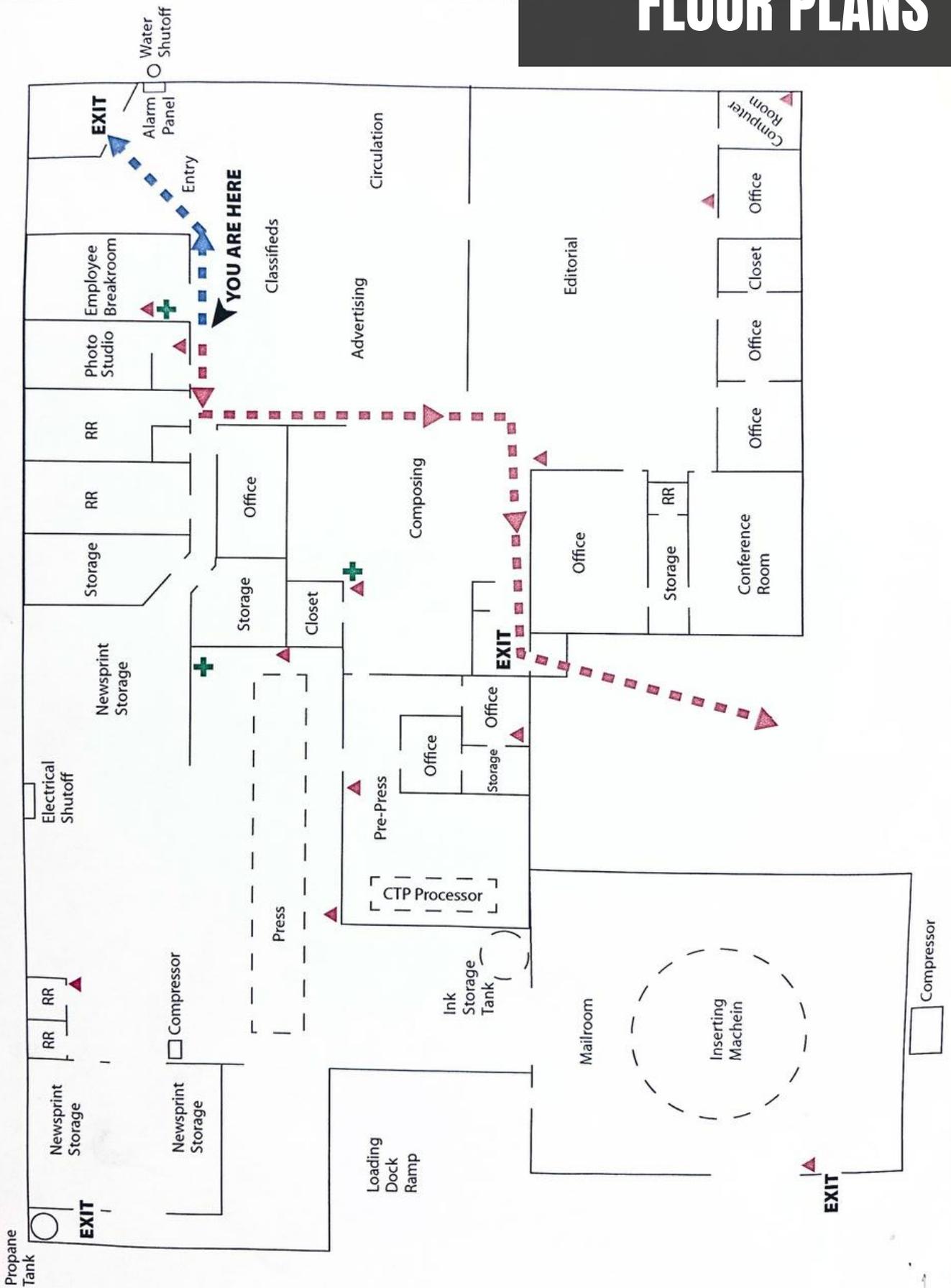
Parcel 1

FLOOR PLANS

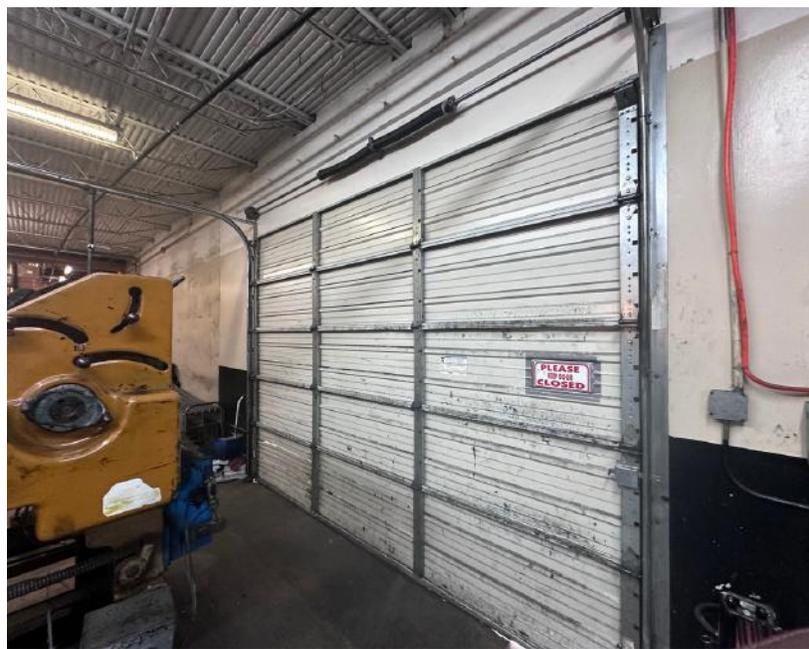
Quinlan Street

Jefferson Street

Fire Hydrant







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