

RETAIL FOR SALE

357 W AUSTIN ST GIDDINGS, TX 78942



CONCEPT RENDERING



FOR SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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SECTION I

Property Summary



PROPERTY SUMMARY

Retail For Sale
357 West Austin Street | Giddings, TX 78942

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Design Highlights

Property Type::	Retail
Zoning:	GC(General Commercial)
Land:	.092 AC
Available SQ FT:	1,800 SQ FT
Year Built:	1970
Docks:	1
Drive Ins:	None
Building Height:	12'
Parking Spaces:	4
Listing Price:	\$149,999

Property Overview

Built in 1960 and zoned GC (General Commercial), this 1,800-square-foot freestanding commercial building for sale or lease in Giddings, Texas offers a broad range of investment and owner-user opportunities. The space features approximately 10-foot clear height, one ground level loading dock, and four to five on-site parking spaces, providing functional flexibility for retail storefront, office space, light industrial, service business, or small operations. Previously used as laundromat washateria. 0.092 acres commercial real estate investment property presents a compelling opportunity for small business owners, commercial property investors, or entrepreneurs seeking affordable commercial space in a growing Central Texas market with strong cash flow potential, excellent visibility fronting to US 290 right in the Central Business District of Giddings.

Location Overview

Located along W Austin Street, one of Giddings' primary commercial corridors, the property benefits from strong visibility and convenient access to the city's retail and civic core. The site is positioned in central giddings fronting US Highway 290, providing regional connectivity between Austin, Houston, and surrounding Central Texas communities. Giddings serves as the county seat of Lee County, supporting steady local traffic from government offices, schools, and established residential neighborhoods, making the location well suited for neighborhood retail and service-oriented uses.

SECTION II

Photos



PROPERTY PHOTOS

Retail For Sale

357 West Austin Street | Ciddings, TX 78942

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PROPERTY PHOTOS

Retail For Sale

357 West Austin Street | Giddings, TX 78942

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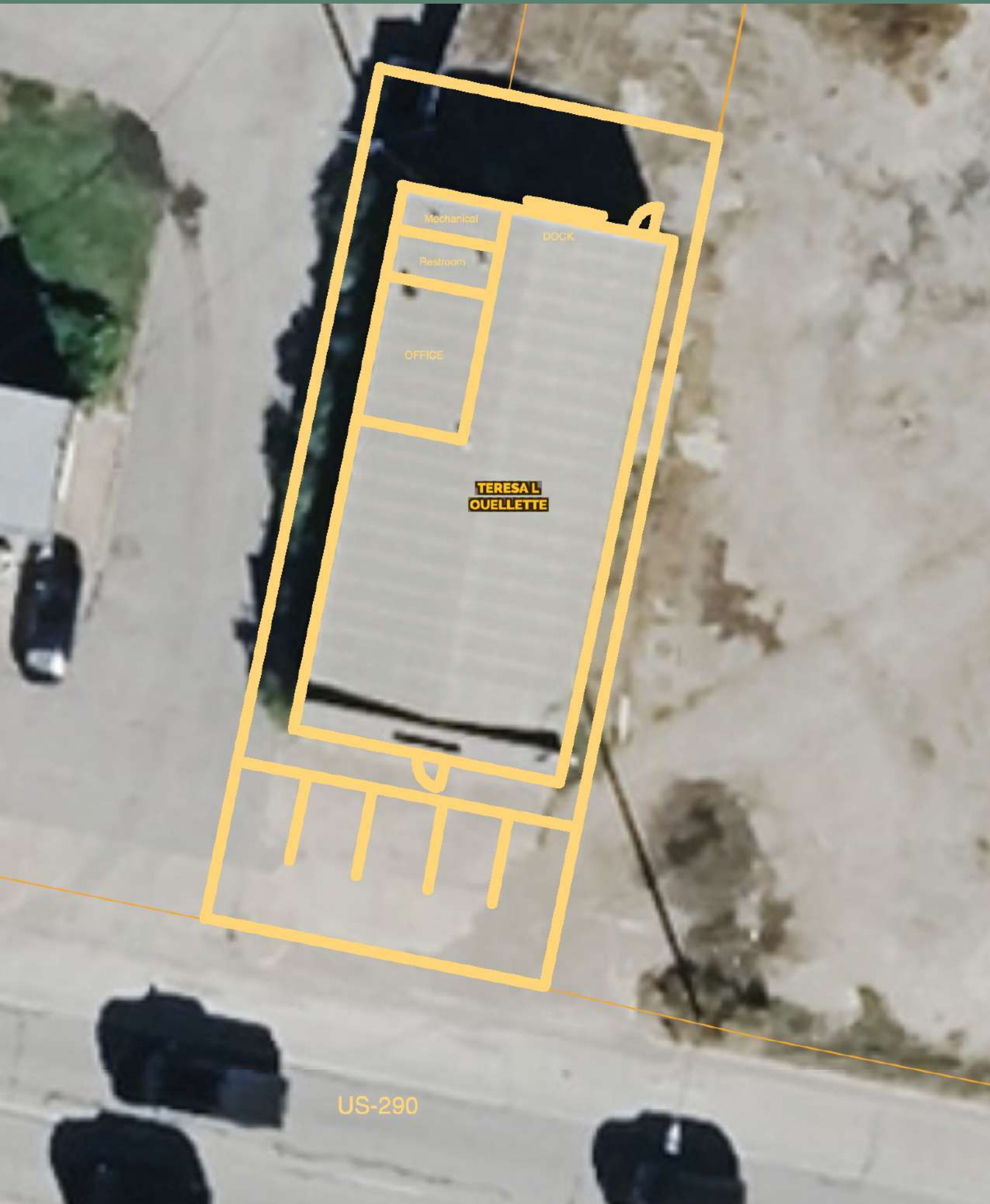


PROPERTY PHOTOS

Retail For Sale

357 West Austin Street | Giddings, TX 78942

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US-290

PROPERTY PHOTOS

Retail For Sale

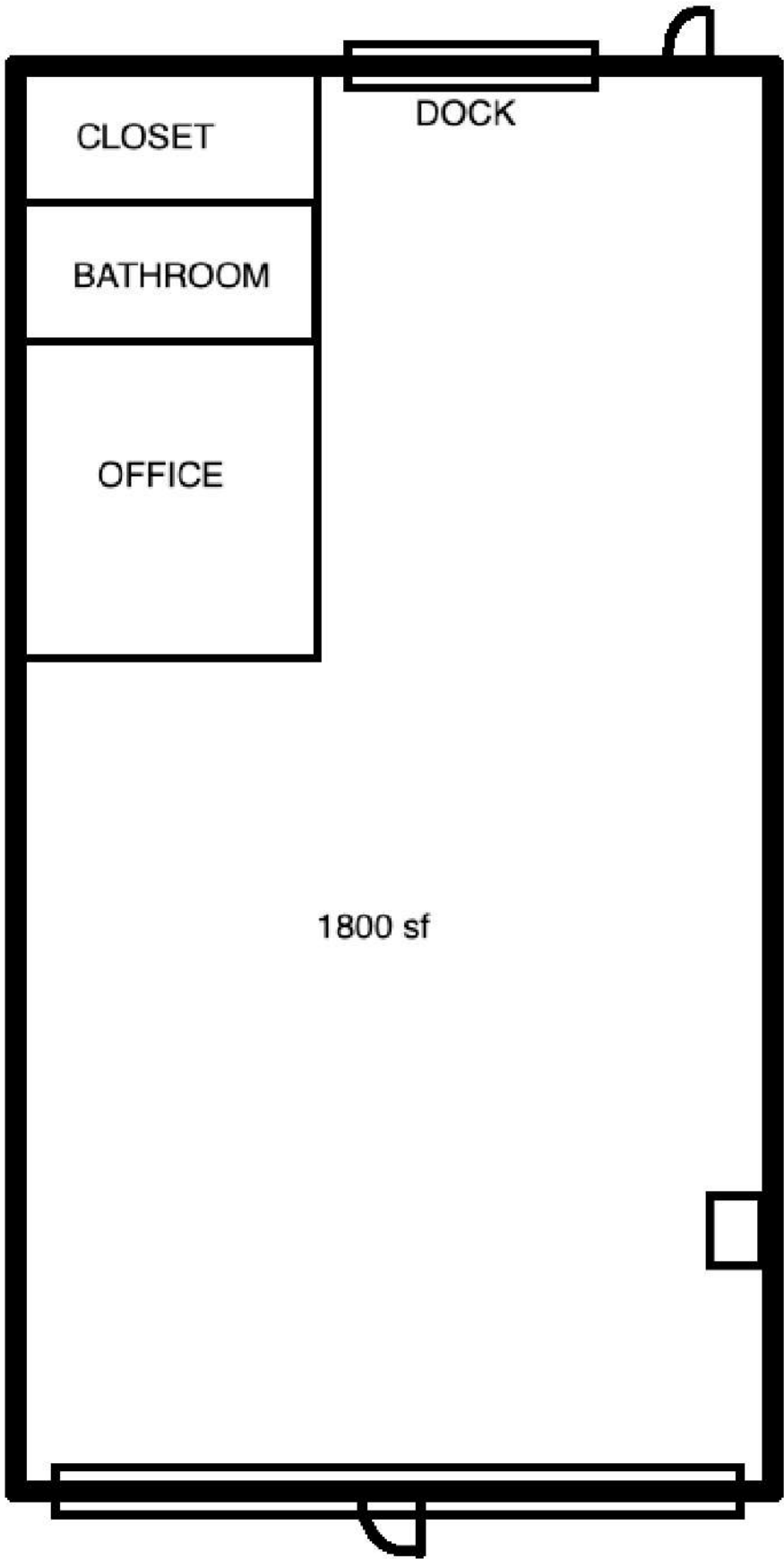
357 West Austin Street | Giddings, TX 78942

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PROPERTY PHOTOS

Retail For Sale
357 West Austin Street | Giddings, TX 78942



PROPERTY PHOTOS

Retail For Sale

357 West Austin Street | Giddings, TX 78942

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SECTION III

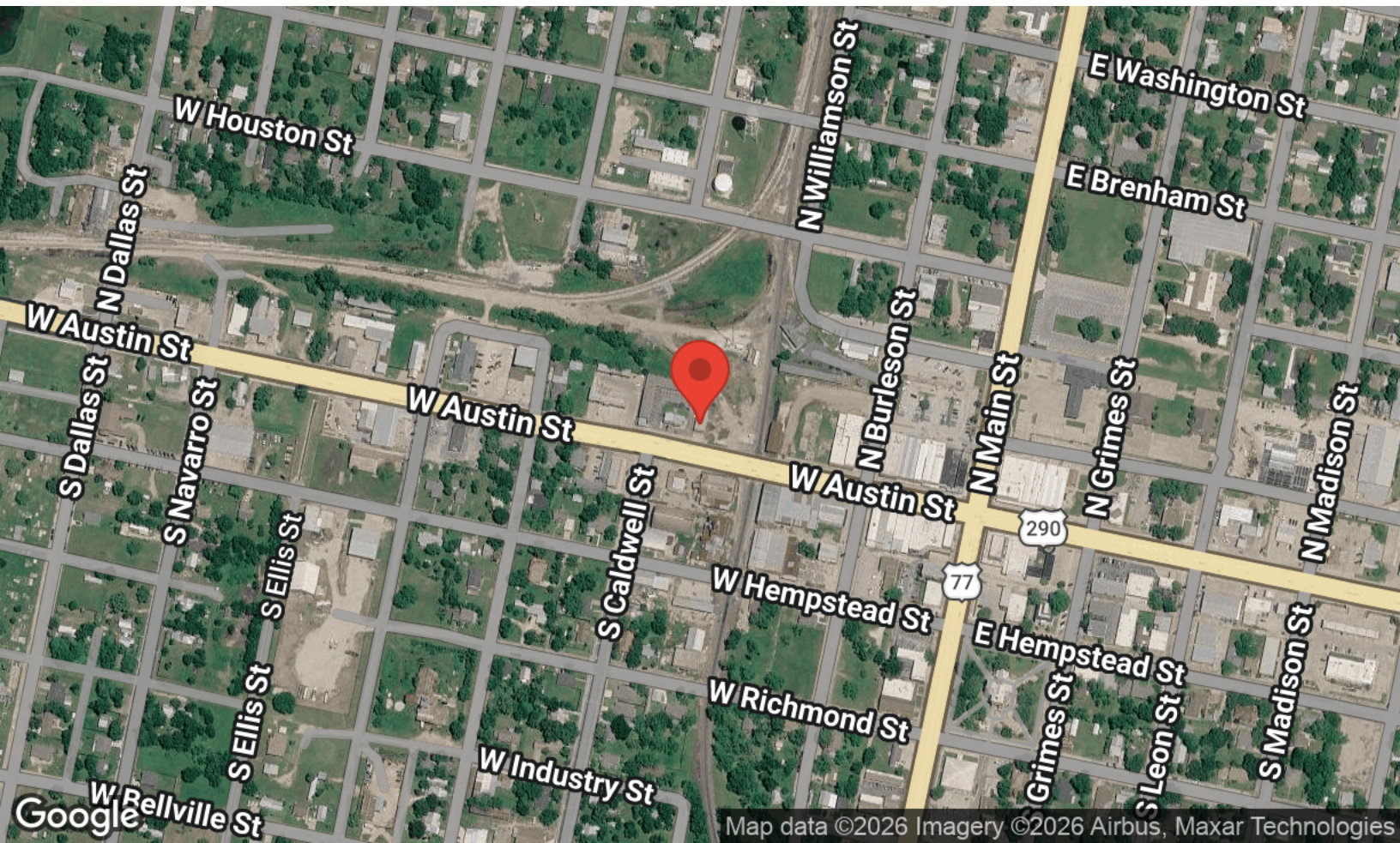
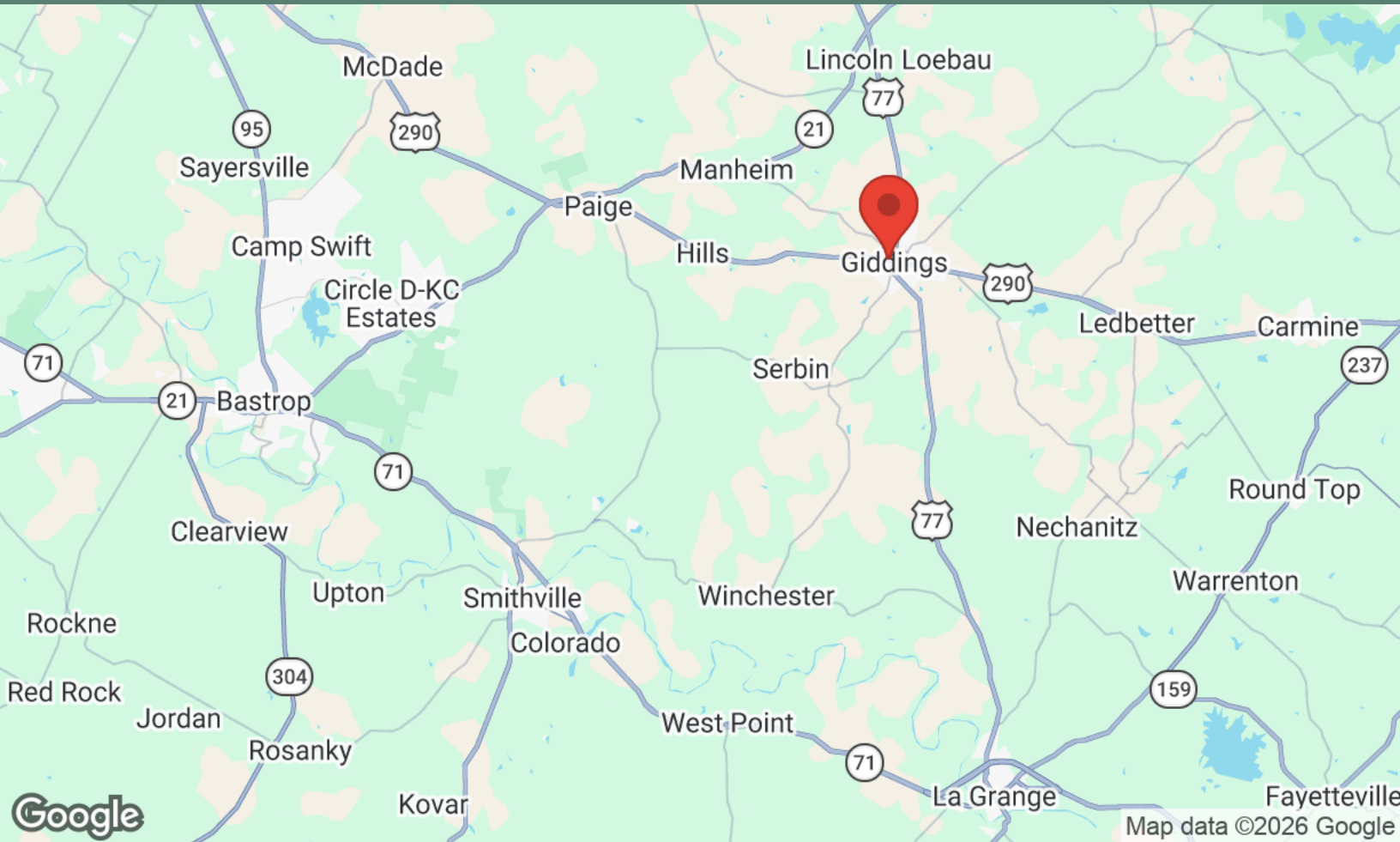
Maps / Demographics



LOCATION MAPS

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357 West Austin Street | Giddings, TX 78942

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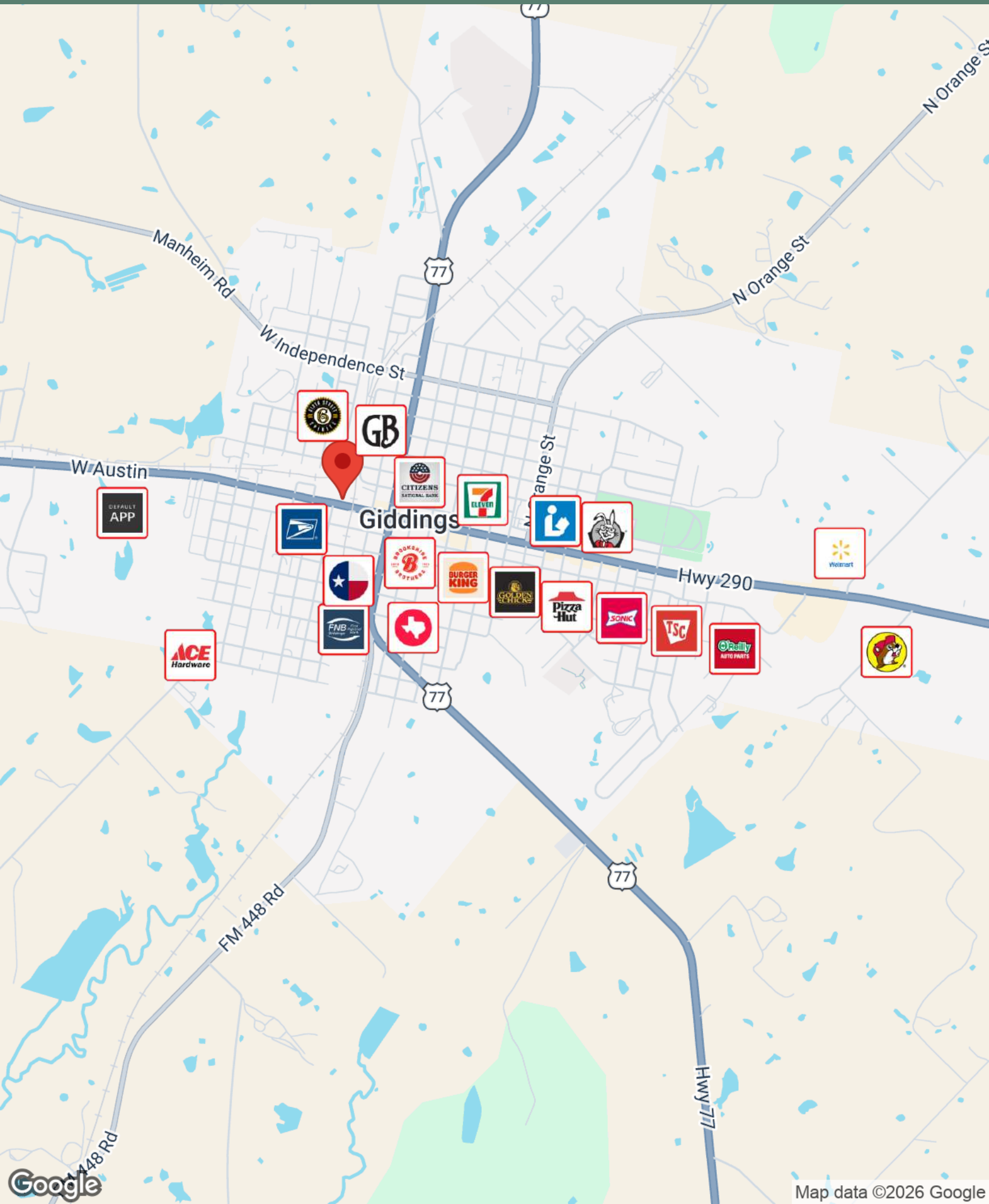


BUSINESS MAP

Retail For Sale

357 West Austin Street | Giddings, TX 78942

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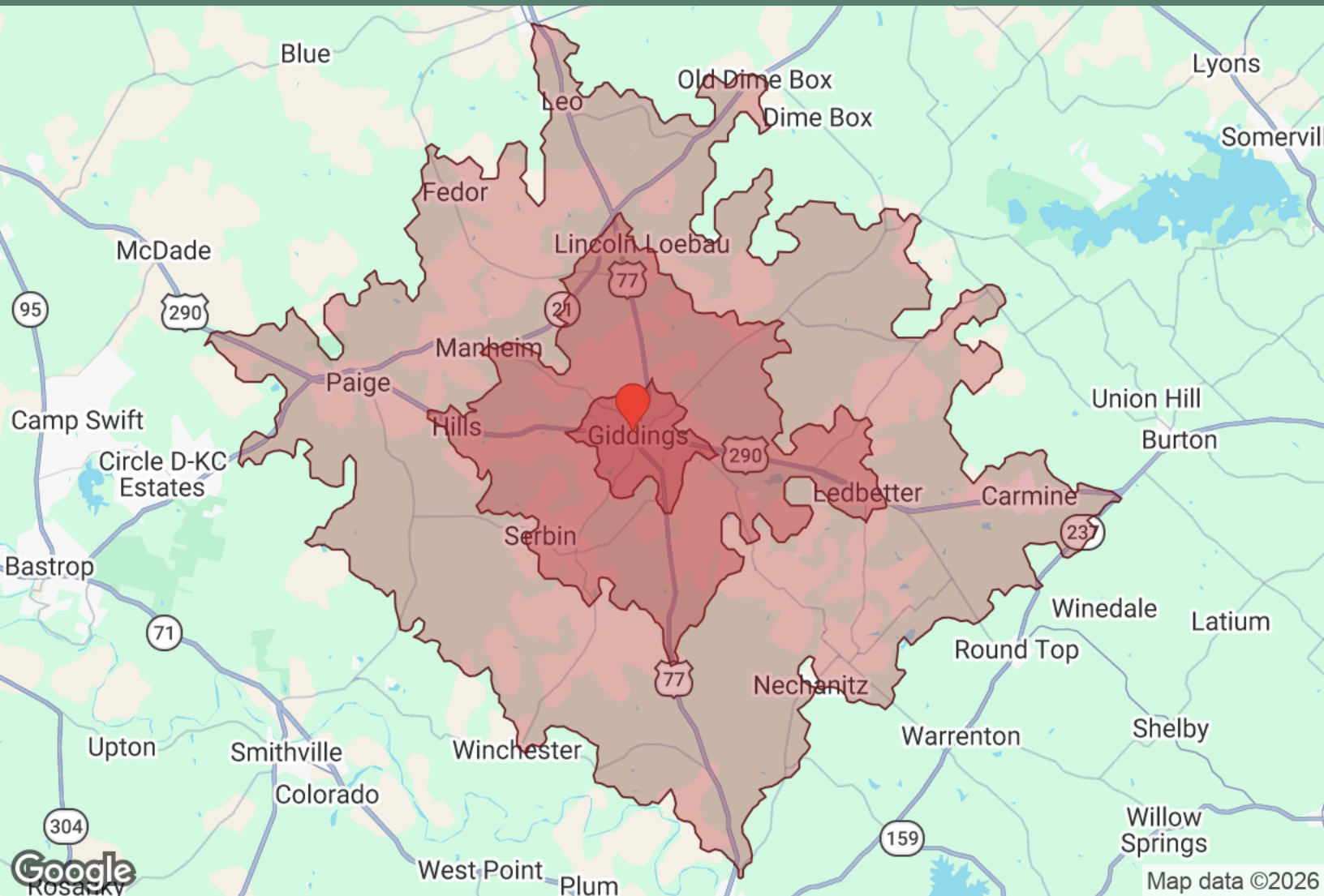


DEMOGRAPHICS

Retail For Sale

357 West Austin Street | Giddings, TX 78942

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Driving Time: 5 Mins 15 Mins 30 Mins

Population	5 Mins	15 Mins	30 Mins
Male	2,629	4,250	7,570
Female	2,556	4,131	7,360
Total Population	5,185	8,381	14,930

Race / Ethnicity	5 Mins	15 Mins	30 Mins
White	2,591	4,582	8,818
Black	591	815	1,214
Am In/AK Nat	11	14	21
Hawaiian	N/A	N/A	1
Hispanic	1,838	2,733	4,480
Asian	52	77	107
Multiracial	99	156	276
Other	3	3	12

Housing	5 Mins	15 Mins	30 Mins
Total Units	2,063	3,505	6,774
Occupied	1,875	3,150	5,860
Owner Occupied	1,187	2,179	4,439
Renter Occupied	688	971	1,421
Vacant	188	355	914

Age	5 Mins	15 Mins	30 Mins
Ages 0 - 14	917	1,437	2,547
Ages 15 - 24	854	1,264	1,980
Ages 25 - 54	2,003	3,124	5,245
Ages 55 - 64	576	1,023	1,996
Ages 65+	835	1,534	3,164

Income	5 Mins	15 Mins	30 Mins
Median	\$65,192	\$71,809	\$79,999
Under \$15k	238	323	452
\$15k - \$25k	208	277	393
\$25k - \$35k	88	204	437
\$35k - \$50k	168	300	501
\$50k - \$75k	355	537	996
\$75k - \$100k	93	299	765
\$100k - \$150k	627	911	1,334
\$150k - \$200k	76	173	482
Over \$200k	23	126	502



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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