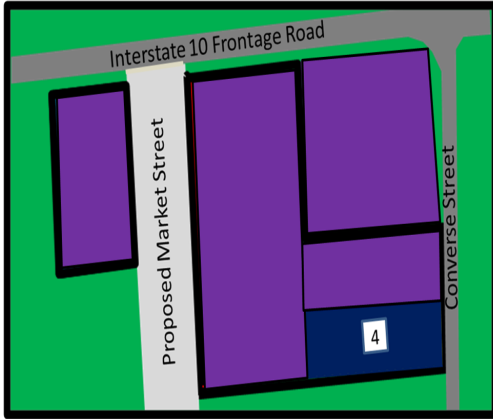


# .475 acres with Interstate 10 visibility and access at less than \$75,000

## Flatonia Interstate Pavilion # 4



Price: **\$72,419**  
 Price per SF: \$3.50  
 Other offerings: 4 tracts: 0.47 to 2.01 acres from \$72,419 to \$416,753  
 Community: Flatonia  
 Utilities: City  
 Location: Converse ST just off of I 10  
 County: Fayette  
 Listing: <http://www.cimls.com/sale-listing/56019>  
 Website: <http://property.loopnet.com/15566073>

**Carol Littlefield**  
**Tootie Lyons**  
**Diane Alexander**  
**Chris DeAlmeida**  
**George Alexander**

**COLDWELL BANKER COMMERCIAL**  
**Retail Development Division**  
 401 South Austin Street  
 Brenham, TX, USA 77833  
 Phone: 979.421.9996  
 Fax: 979.421.9906  
 Email: FlatoniaInterstate10Pavilions@ColdwellBusiness.com

**OFFERING ALTERNATIVES.** Offered in its entirety at \$697,342 (\$4.03 per SF) or in four alternative tracts:

- (1) Pavilion # 1 with 0.5940 acres at \$ 142,311 or \$5.50 per SF
- (2) Pavilion # 2 with 2.0142 acres at \$ 416,753 or \$4.75 per SF
- (3) Pavilion # 3 with 0.4750 acres at \$ 72,419 or \$3.50 per SF
- (4) Pavilion # 4 with 0.4750 acres at \$ 72,419 or \$3.50 per SF

**POSITIONED TO CAPTURE INTERSTATE 10 REVENUES.** Commanding position to maximize westbound and eastbound I 10 revenues. Traffic from both directions must drive past the Pavilions to reach the new McDonalds and new Shell Convenience Store.

**SUPERIOR REGIONAL LOCATION.** Interstate 10 Frontage Road. Strategically located just 77 minutes to San Antonio, 79 minutes to Austin and 87 minutes to Houston.

**CONSUMER SPENDING.** Top 6 categories of local consumer spending are each projected to increase by over 5% in 2008. Fayette County consumer spending estimated at \$425 M+ in 2008 growing at 5.6% per year.

**UNMET LOCAL RETAIL DEMAND.** Top 5 unmet retail opportunities average \$725 K+ at a 1-mile radius, \$875 K+ at a 2-mile radius and \$1.05 M+ at a 3-mile radius.

**GROWING COUNTY ECONOMY.** Vibrant Fayette County 2008 economy estimated at \$600 M+ and growing at a 5.6% annual rate.

