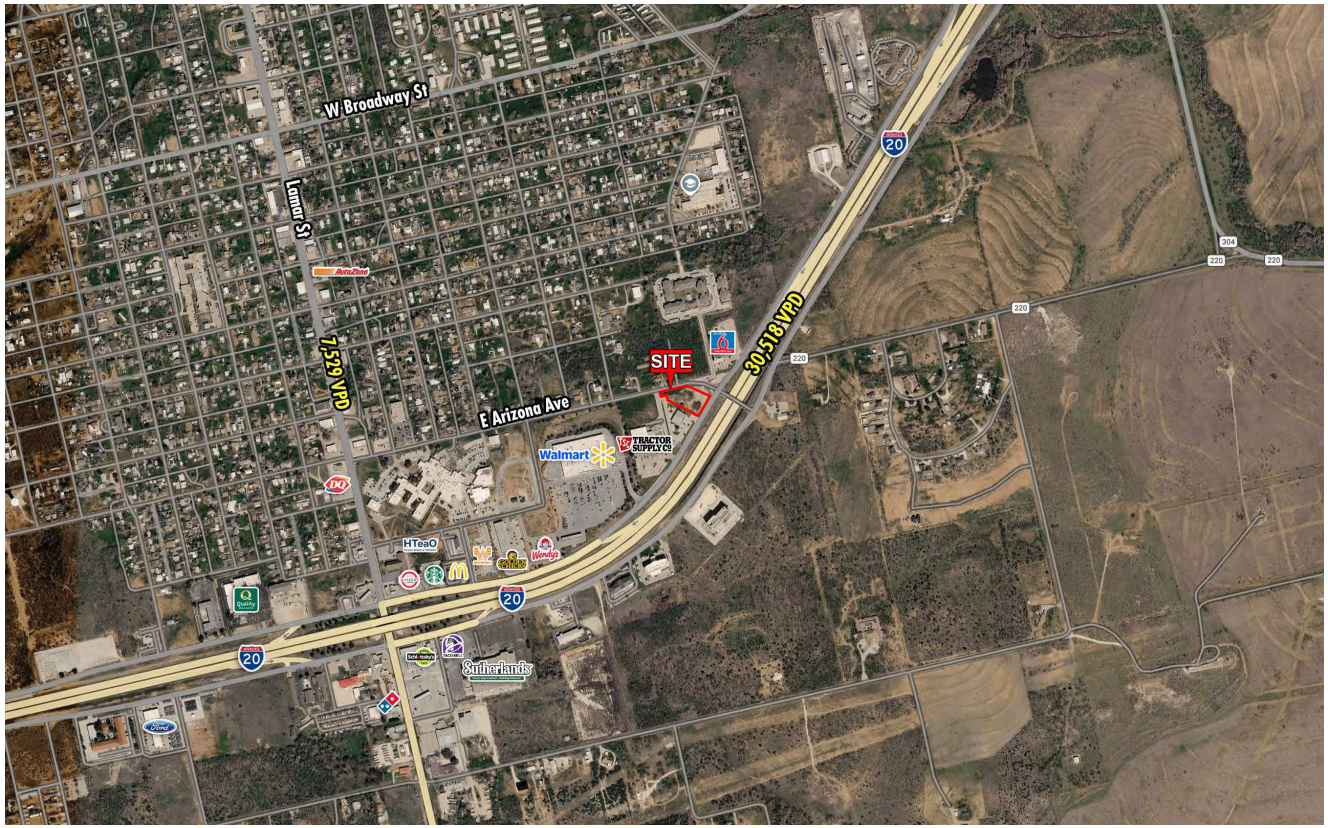
1.38 AC RETAIL PAD | I-20 FRONTAGE

SWEETWATER, TX | SWC I-20 AND EAST ARIZONA AVENUE



- +/- 1.38 AC retail pad site zoned commercial
- Strategically positioned along I-20 at E. Arizona Avenue, offering prominent interstate exposure
- Located adjacent to an established retail corridor near Walmart, Tractor Supply Co. and Aaron's, with I-20 traffic counts of 30,518 VPD

DEMOGRAPHICS:	SWEETWATER, TX	5 MILE	10 MILE	15 MILE
2026 Population	10,006	11,195	13,124	13,808
2026 Total Households	4,100	4,605	5,406	5,667
2026 Daytime Population	10,811	11,785	13,912	14,393
2026 Average HH Income	$73,851	$80,815	$82,558	$84,028
2026 Median HH Income	$51,278	$52,976	$54,731	$55,662

TRAFFIC COUNTS:

I-20: 30,518 VPD
E Arizona Avenue: 7,529 VPD

AVAILABILITY:

1.38 AC PAD SITE [60,113 SF]

FOR SALE, GROUND LEASE, BUILD-TO-SUIT:
PLEASE CALL FOR DETAILS

NEARBY RETAILERS & NATIONAL BRANDS:

Walmart | TSC Tractor Supply Co | Sutherlands | Aaron's | Murphy USA | Scooter's Coffee | McDonald's | Wendy's | Whataburger | Golden Chick | Schlotzsky's Deli | DQ | Starbucks | Taco Bell | Skeet's | La Quinta by Wyndham | Hampton by Hilton | Holiday Inn Express by IHG | Rolling Plains Memorial Hospital | RPMH Community Wellness Center

THE retail CONNECTION

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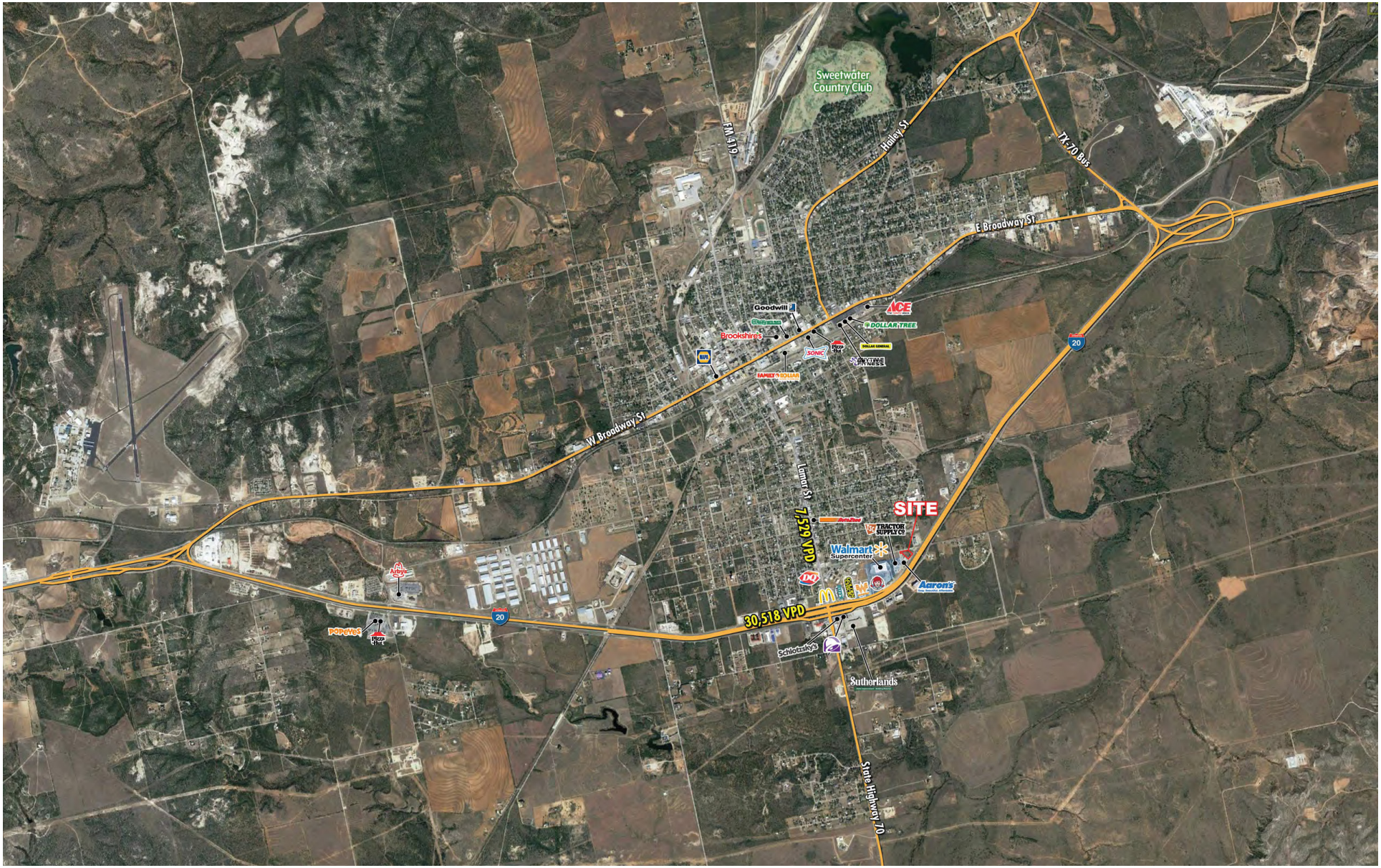
STEVE GREENBERG
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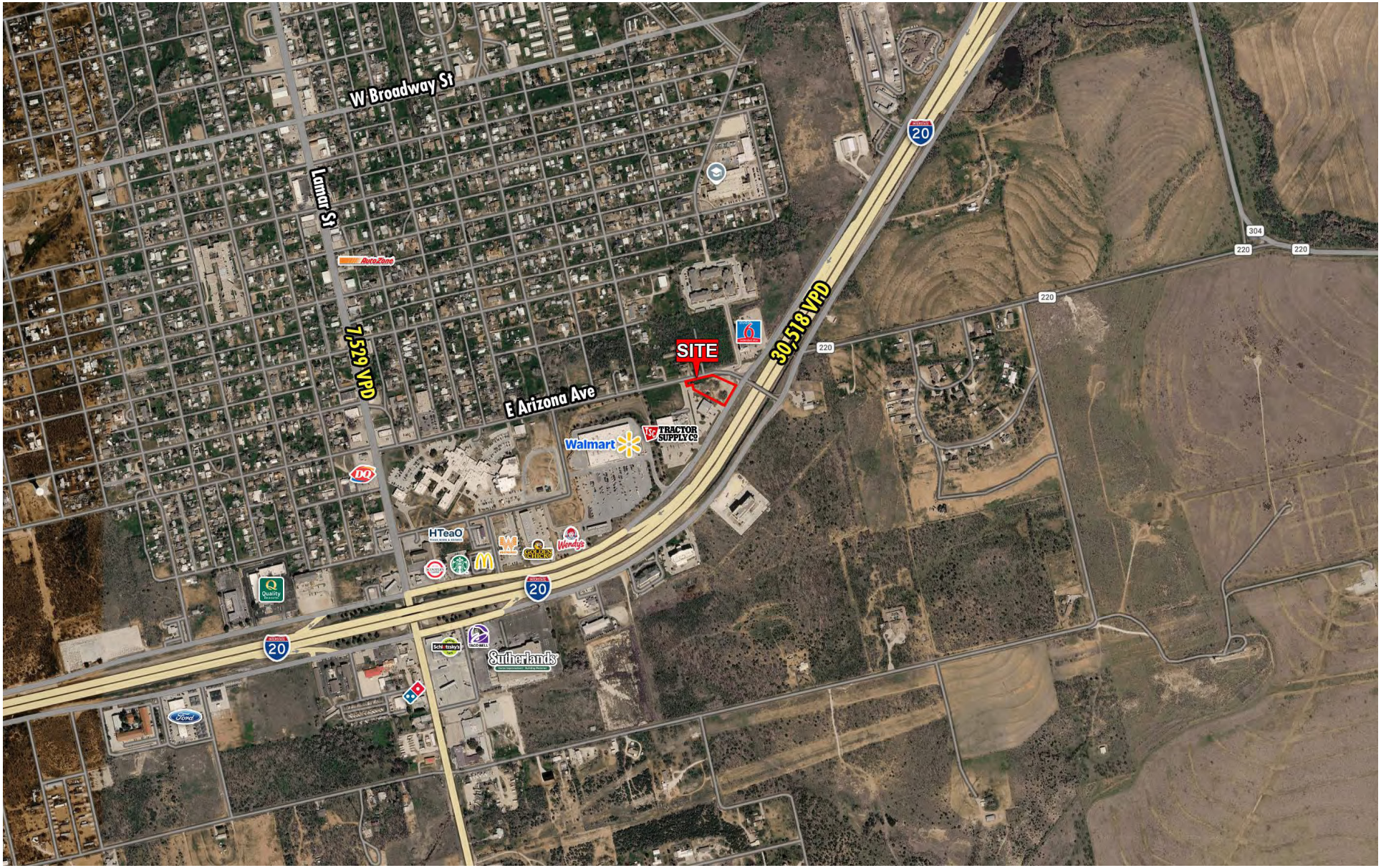
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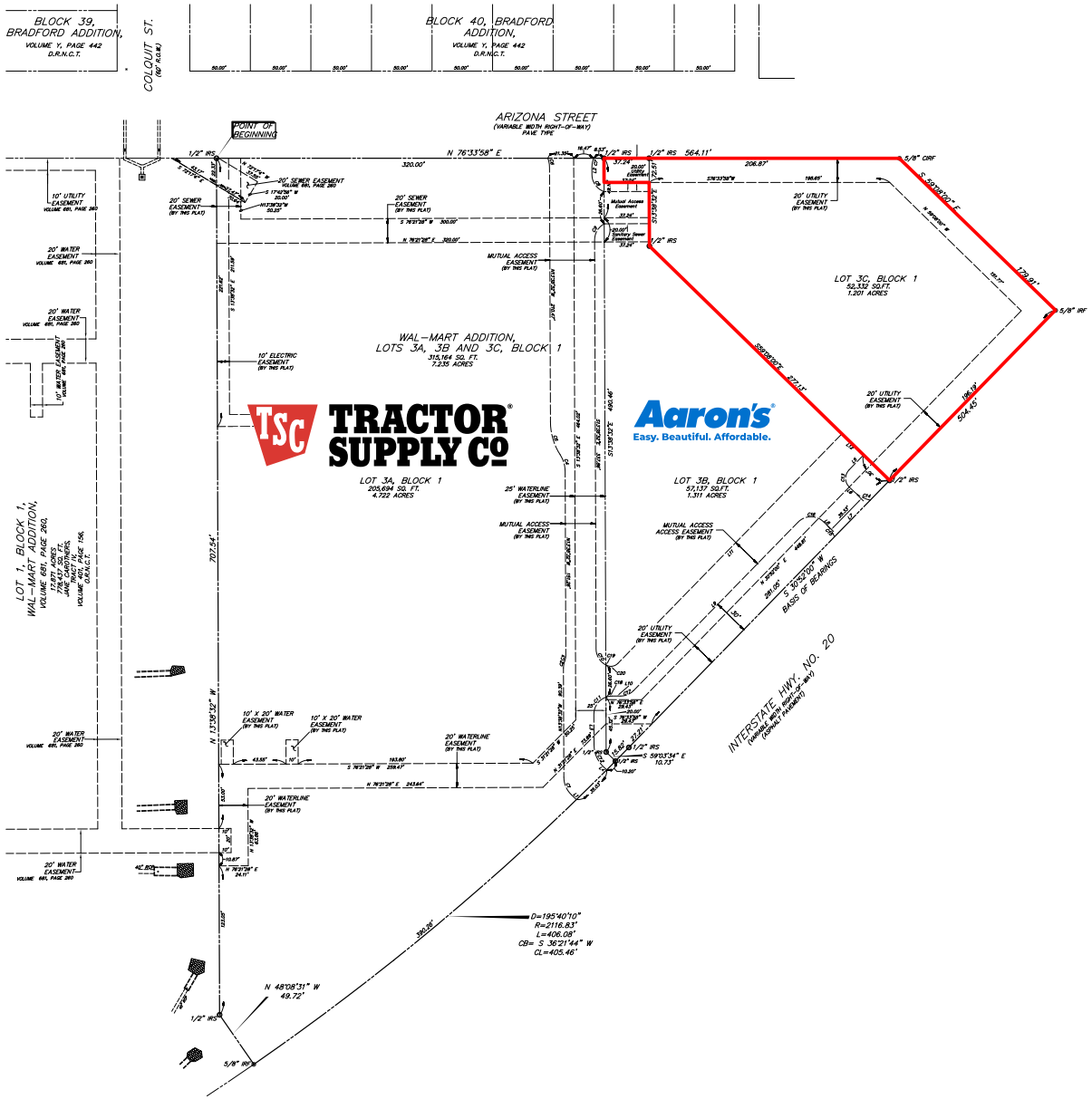
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SWEETWATER, TX | SWC I-20 AND EAST ARIZONA AVENUE

MARKET CHARACTERISTICS

STRATEGIC HIGHWAY LOCATION

- Positioned along I-20 at E. Arizona Avenue in Sweetwater, offering connectivity to regional and interstate traffic
- Approximately 40 miles west of Abilene and 2 hours west of Fort Worth

ESTABLISHED RETAIL CORRIDOR

- Located near Walmart, Tractor Supply Co. and Aaron's
- Situated within Sweetwater's established retail area near I-20 and E. Arizona Avenue

MAJOR EMPLOYERS & ECONOMIC DRIVERS

- Diverse economic base supported by manufacturing, healthcare, energy, agriculture and logistics
- Major employers include Ludlum Measurements, Rolling Plains Memorial Hospital, Georgia-Pacific and Texas State Technical College

COMMUNITY & RECREATION

- Home to Texas State Technical College and Rolling Plains Memorial Hospital, serving the surrounding region
- Local attractions include Lake Sweetwater, the Pioneer City-County Museum and the annual World's Largest Rattlesnake Roundup

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____