

OFFERING MEMORANDUM

INDUSTRIAL BUILDING

500 Austin Ave., Henderson, TX 75652

FOR SALE: \$2,300,000



65,000 SF | 9.45 ACRES | CLASS B | BUILT 1990

BELLCORNERSTONE
Commercial Real Estate

FOR MORE INFORMATION:

Aidan Cleghorn | 315.565.8302 | acleghorn@bellcornerstone.com

Dan Lynch | 315.498.1600 | dlynch@bellcornerstone.com



Scan or Click
for LoopNet Listing

www.BellCornerstone.com

OFFERING MEMORANDUM

500 AUSTIN AVE. Henderson, TX 75652

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.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW & PARCEL MAP	8
FLOOR PLAN	10
PICTURES	12

EXECUTIVE SUMMARY

500 AUSTIN AVE.

Henderson, TX 75652

500 Austin Ave., in Henderson, TX, is a well-positioned industrial property, totaling 65,000 square feet and situated on a 9.45-acre lot.

The property presents an adaptive investment/owner-user opportunity with excess acreage, existing industrial infrastructure, an executive office, a campus-like feel, and large, high bay blocks of space.

Building was upgraded in 2020 with all new LED lighting in the main warehouse area.



*Scan for
more info!*



MARKET OVERVIEW

Henderson, Texas

Henderson is the county seat of Rusk County and is situated in the eastern part of Texas. It's approximately 50 miles west of the Louisiana border and 147 miles southeast of Dallas. The city was established in 1843 and named after James Pinckney Henderson, who was the first governor of Texas. Henderson played a significant role in the Texas oil boom during the early 20th century, as it was located in the East Texas Oil Field, one of the largest oil reserves in the United States. Historically, Henderson's economy has been closely tied to the oil and gas industry, and it remains an important aspect of the local economy. The city also has a diverse economy with healthcare, education, and retail being major contributors. Henderson has a hospital, the UT Health Henderson, which provides healthcare services to the city and the surrounding area. Henderson hosts various annual events and festivals, such as the Heritage Syrup Festival, which celebrates the city's agricultural heritage, and the East Texas Sacred Harp Singing Convention, a traditional music event. The city's historic downtown area has preserved many historic buildings, providing a charming and picturesque atmosphere. You can find local shops, restaurants, and cultural attractions in this area.



DEMOGRAPHIC SUMMARY

HENDERSON, TX

POPULATION

City: Henderson

13,502

State: Texas 29,530,000

MEDIAN AGE

City: Henderson

36 Years

State: Texas 34.8 Years

MEDIAN HOUSEHOLD INCOME

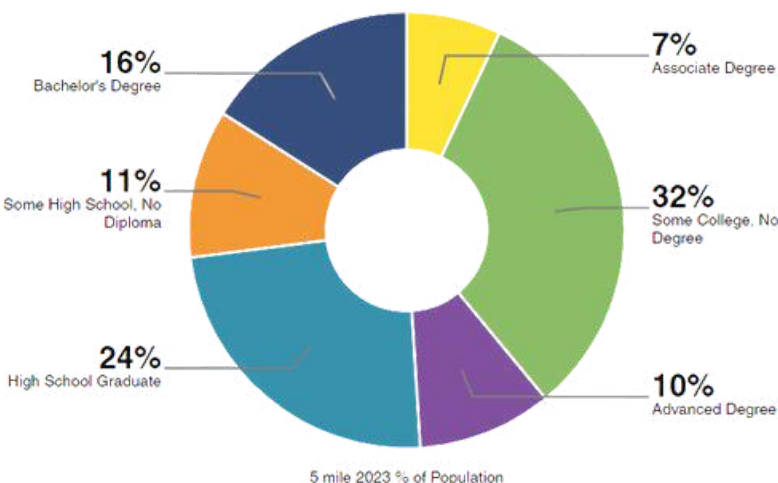
City: Henderson

\$58,277

State: Texas \$74,640

EDUCATIONAL ATTAINMENT

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



2023 STATISTICS

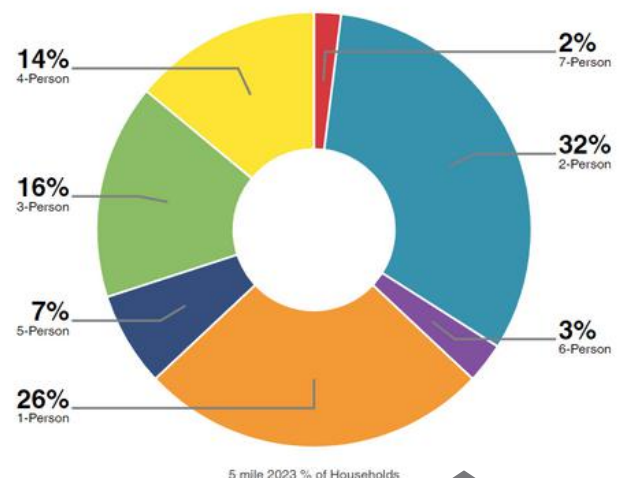
	2 Mile	5 Mile	10 Mile
Population 2023	8,675	18,515	26,837
Total Households	2,335	5,758	2.6
Avg Household Size	2.6	2.6	2.6
Avg Household Income	\$61,049	\$68,879	\$68,214

ECONOMIC INDICATORS

4.4% Henderson Unemployment Rate

3.8% U.S. Unemployment Rate

HOUSEHOLDS



City: Henderson

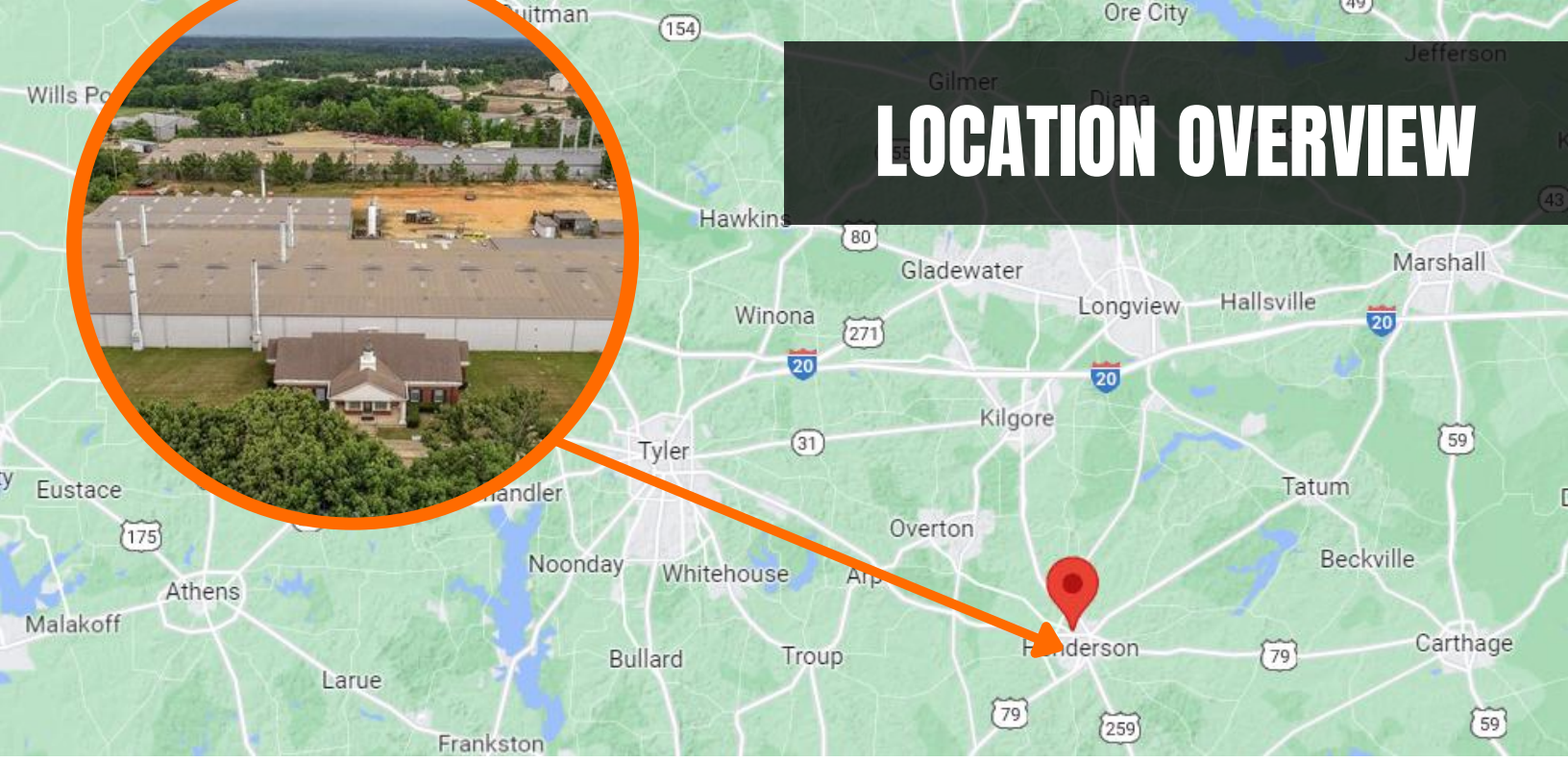
3,968

State: Texas 9,906,000



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Henderson, Texas is accessible via several major highways, making it relatively well-connected to other cities and regions in East Texas.

US-79 is a major north-south highway that runs through Henderson. It connects the city to the nearby cities of Jacksonville and Carthage to the south and to the north, it leads to cities like Palestine and Jacksonville. It's an important route for regional transportation.

TX-64 is an east-west state highway that passes through Henderson. It provides access to various parts of the city and also serves as a connection to nearby towns and cities, including Tyler to the west and Timpson to the east.

TX-43 runs just to the east of Henderson and can be used for east-west travel, connecting the city to Rusk, Texas, among other destinations.

TX-42 is located to the north of Henderson and provides access to points north, including Kilgore and Longview.



AIRPORT PROXIMITY

Henderson, Texas, does not have its own commercial airport. However, there are a few airports in and around the region that serve the transportation needs of the area:

East Texas Regional Airport (GGG), located in Longview, Texas, is the nearest commercial airport to Henderson. It's approximately 19 miles northwest of Henderson. This airport provides commercial flights to major hubs and destinations.

Tyler Pounds Regional Airport (TYR) is located in Tyler, Texas, approximately 43 miles west of Henderson. It also offers commercial flights and is another option for air travel in the region.

Rusk County Airport (KRFI) is a general aviation airport located about 3 miles southwest of Henderson. It primarily serves private and small aircraft.

SITE OVERVIEW

SITE

Property Type:	Industrial
Building Class:	Class B
Parcel ID:	49432
Geographic ID:	01310-00047-00000-000000
Year Built:	1990
Year Renovated:	2015
Total SF:	65,000
Office SF:	2,802
Manufacturing SF:	65,050
Ceiling Height:	Range: 14'-24'
Total Acreage:	9.45 AC
Parking:	Ample
Power:	3P
Operating Expenses:	
<i>Taxes (2022):</i>	\$30,085.83
<i>Annual Maintenance:</i>	\$25,000.00
<i>Electric:</i>	\$30,000.00
<i>Water:</i>	\$2,200.00
<i>Gas:</i>	\$2,000.00
<i>Insurance:</i>	\$28,000.00
<i>Grounds/Refuse:</i>	\$3,000.00

FIBERGLASS
CREATIONS, INC

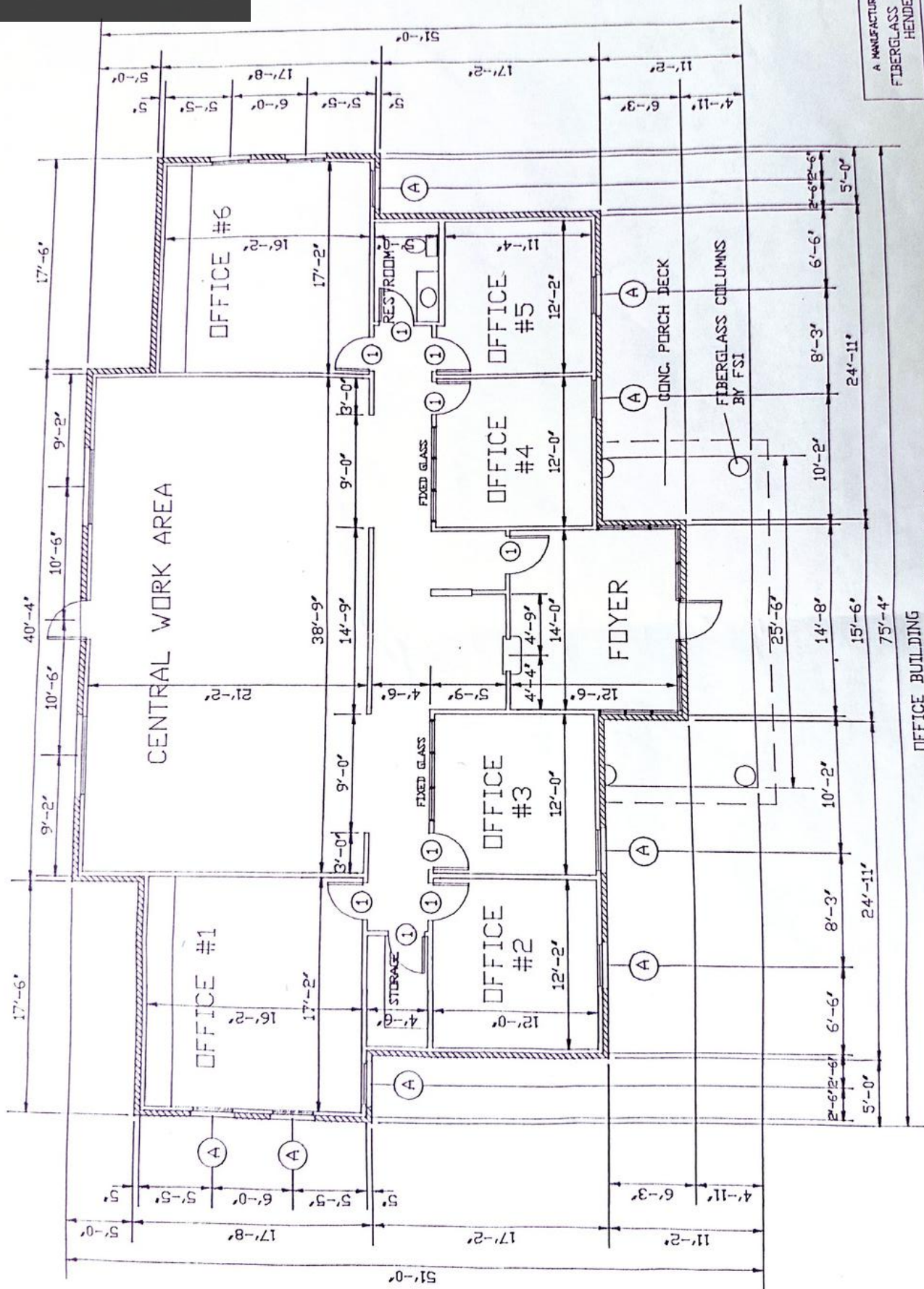
Mansfield



PARCEL MAP

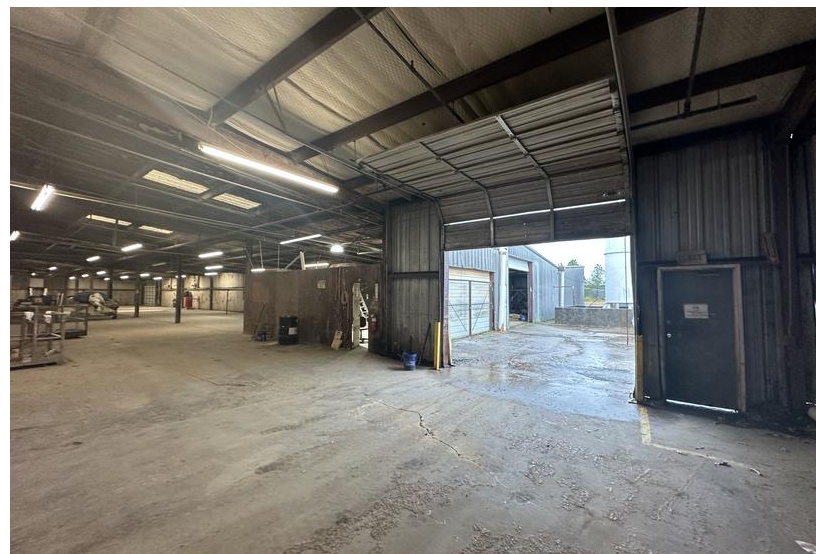


FLOOR PLAN



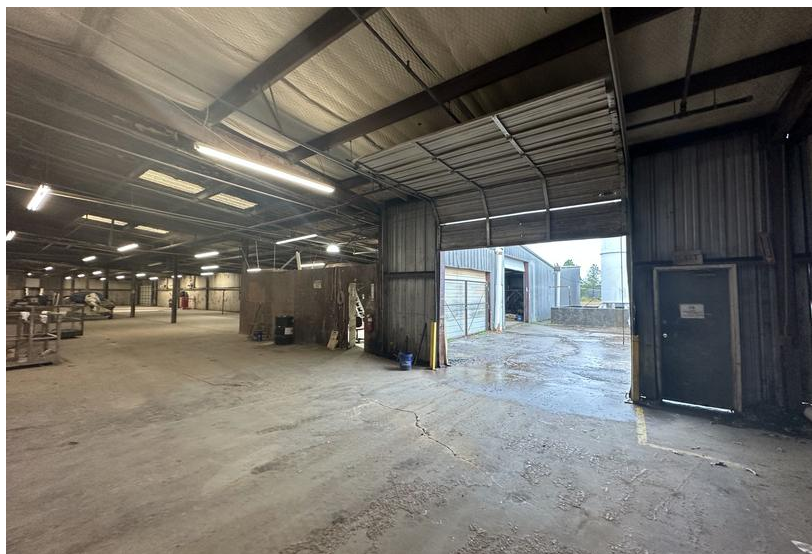
A MANUFACTURING FACILITY FOR
FIBERGLASS SPECIALTIES, INC.
HENDERSON, TEXAS

SHEET A-5









BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***

www.BellCornerstone.com

