

OFFERING MEMORANDUM

RETAIL BUILDING - FOR SALE

108 East 1st St, Cameron, TX 76520

FOR SALE: \$129,900



3,240 SF | 0.07 ACRES | BUILT IN 1920

CONTACTS

CINDY THWEATT

Thweatt Real Estate
(254) 697-6572
Cell: 254-482-0388
clthweatt@yahoo.com

HOLLIE BETHMANN

BellCornerstone
315.447.8008
hbethmann@bellcornerstone.com

DAN LYNCH

BellCornerstone
315.498.1600
dlynch@bellcornerstone.com

OFFERING MEMORANDUM

108 EAST 1ST ST

Cameron, TX 76520

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	8
PICTURES	9

EXECUTIVE SUMMARY

108 EAST 1ST ST

Cameron, TX 76520

This property is situated in downtown Cameron, within a walkable commercial district. The area includes retail, office, and civic uses that generate consistent activity.

The building is adaptable for multiple commercial uses and would suit an owner-user seeking a central location. Downtown placement enhances visibility and accessibility.

Cameron's role as a county seat contributes to steady demand for commercial space, supporting long-term ownership.

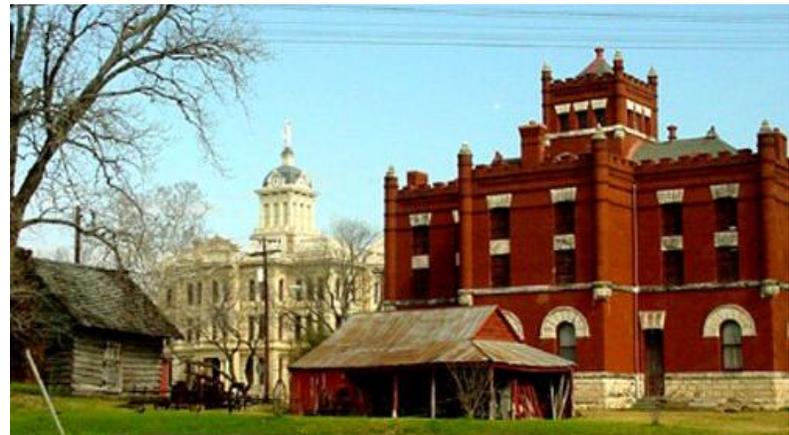




Cameron, TX



Cameron is the county seat of Milam County, located in Central Texas approximately 60 miles northeast of Austin, 45 miles southeast of Waco, and 40 miles northwest of College Station. Its central positioning places Cameron within reach of multiple mid-sized Texas markets while serving a predominantly rural trade area. The local economy is driven by county government, healthcare, agriculture, manufacturing support, and regional services. Cameron benefits from its role as an administrative center, providing consistent employment and demand for service-commercial, flex, and light industrial properties that support surrounding agricultural and small manufacturing operations. Culturally, Cameron reflects traditional Central Texas county-seat character, anchored by a historic courthouse square and long-established local businesses. Operating costs remain relatively low, and development pressure is modest, making the city attractive for users prioritizing stability and accessibility over rapid growth.



DEMOGRAPHIC SUMMARY

CAMERON, TX

POPULATION

Cameron

5,300

State: Texas 30.3 Million

MEDIAN AGE

Cameron

38.9 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

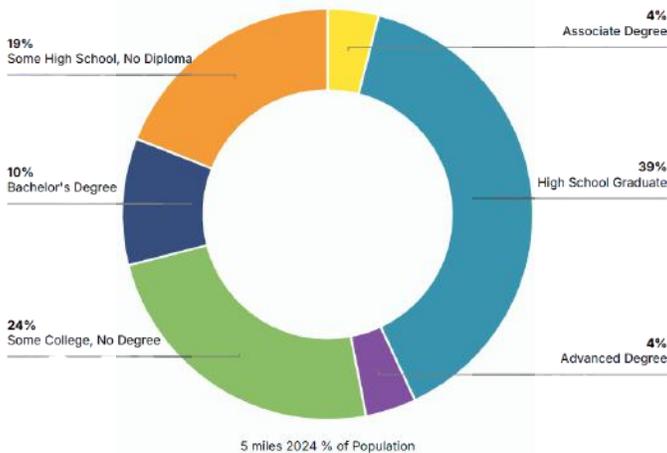
Cameron

\$48,000

State: Texas \$76,292

EDUCATIONAL ATTAINMENT

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



2024 STATISTICS

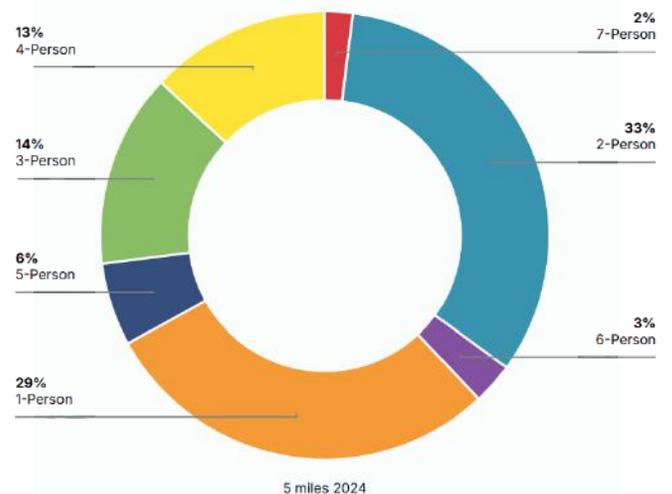
	2 Mile	5 Mile	10 Mile
Population 2024	6,063	7,176	9,937
Total Households	2,279	2,715	3,825
Avg Household Size	2.5	2.5	2.5
Avg Household Income	\$78,591	\$79,257	\$81,478

ECONOMIC INDICATORS

4.0% Cameron Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



Cameron

2,000

State: Texas 10.75 Million



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

- **US-77** – Primary north–south corridor through Cameron; connects south to Rockdale and Temple and north toward Waco, supporting regional commuting and goods movement.
- **TX-36** – Major east–west highway intersecting US-77; links Cameron west to Temple and east toward Caldwell and Brenham, providing cross-regional connectivity.
- **TX-190** – Regional connector offering access east toward Hearne and College Station, supporting agricultural and service traffic.
- **I-35** – Located approximately 35 miles west, providing direct interstate access to Austin, Waco, Dallas–Fort Worth, and San Antonio.



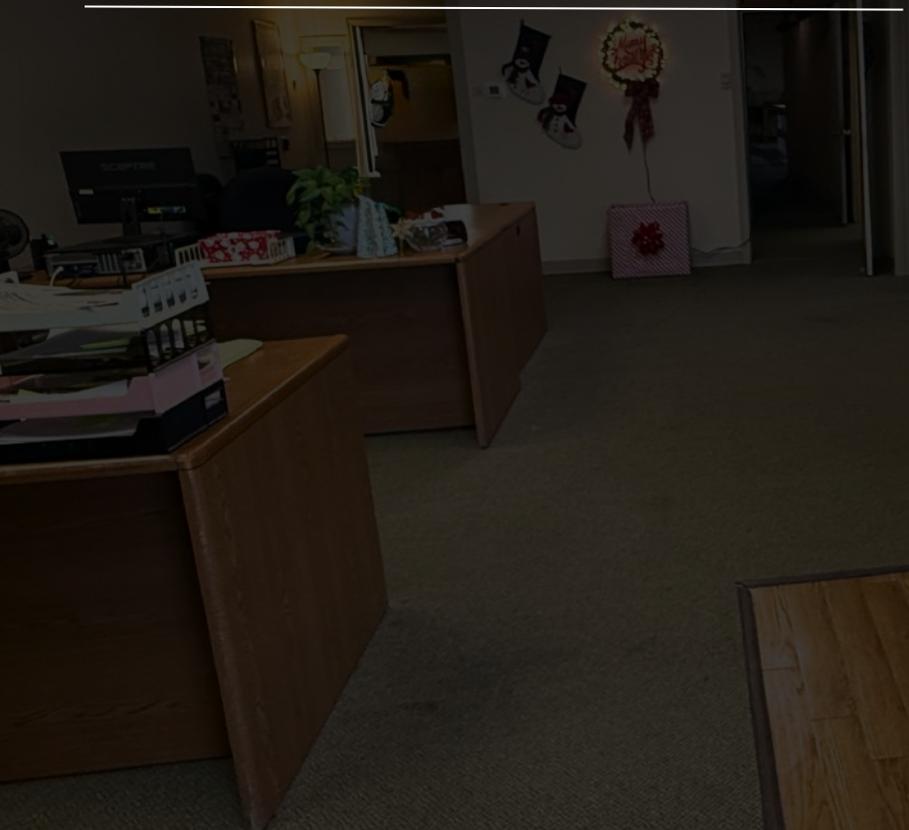
AIRPORT PROXIMITY

- **Easterwood Airport (CLL)**: Located approximately 40 miles southeast in College Station, CLL offers commercial passenger service and serves as the closest commercial airport for Cameron.
- **Austin–Bergstrom International Airport (AUS)**: Roughly 65 miles southwest, AUS provides extensive domestic and international air service.
- **Waco Regional Airport (ACT)**: Approximately 45 miles northwest, offering additional commercial flight options within Central Texas.
- **Cameron Municipal Airport (T35)**: Located just south of the city, this general aviation airport supports private aircraft, agricultural operations, and business travel.

SITE OVERVIEW

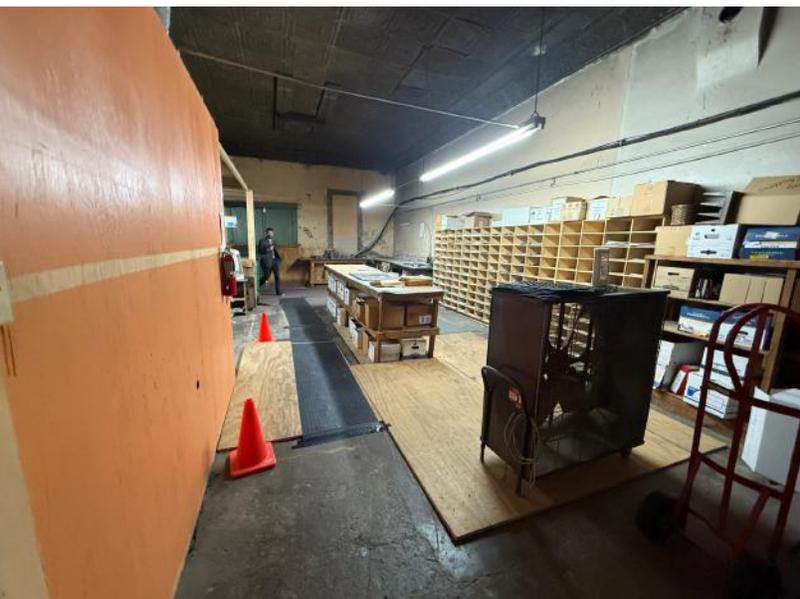
SITE

Property Type:	Retail
Year Built:	1920
Class:	C
Total SF:	3,240 SF
Acres:	0.07 AC
Stories:	1
Parking:	2 Surface Spaces



OPERATING EXPENSES

Taxes:	\$214.63
Insurance:	\$393.00
Utilities:	\$833.00
TOTAL	\$1,440.63





5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

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

www.BellCornerstone.com

