

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE OR LEASE

1601 Hamlett Street, Henderson, TX 75652

FOR SALE: \$1,050,000



33,200 SF | 3.56 ACRES | 2 BUILDINGS

CONTACTS

State Broker:

BRIAN BROCKMAN

License #: 701472

Bang Realty-Texas Inc

513.898.1551 | bangbcs@bangrealty.com

AIDAN CLEGHORN

BellCornerstone

315.565.8302

acleghorn@bellcornerstone.com

DAN LYNCH

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com

OFFERING MEMORANDUM

601 HAMLETT STREET

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.





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EXECUTIVE SUMMARY

1601 HAMLETT STREET

Henderson, TX 75652

1601 Hamlett Street in Henderson, TX, is a well-positioned industrial property, totaling 33,200 square feet and situated on a 3.56-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.



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

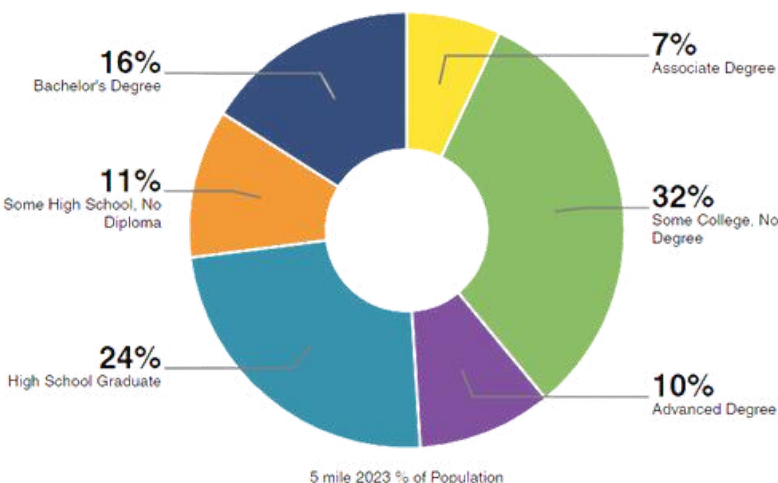
City: Henderson

\$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

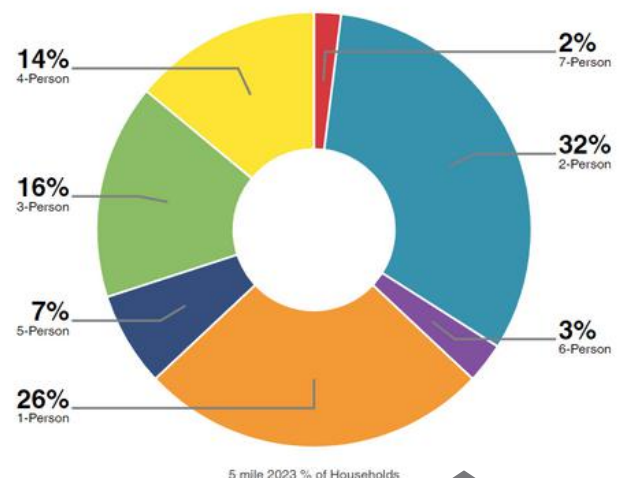
	2 Mile	5 Mile	10 Mile
Population 2023	8,675	18,515	26,837
Total Households	2,335	5,758	2.6
Avg Household Size	2.6	2.6	2.6
Avg Household Income	\$61,049	\$68,879	\$68,214

ECONOMIC INDICATORS

4.4% Henderson Unemployment Rate

3.8% U.S. Unemployment Rate

HOUSEHOLDS



City: Henderson

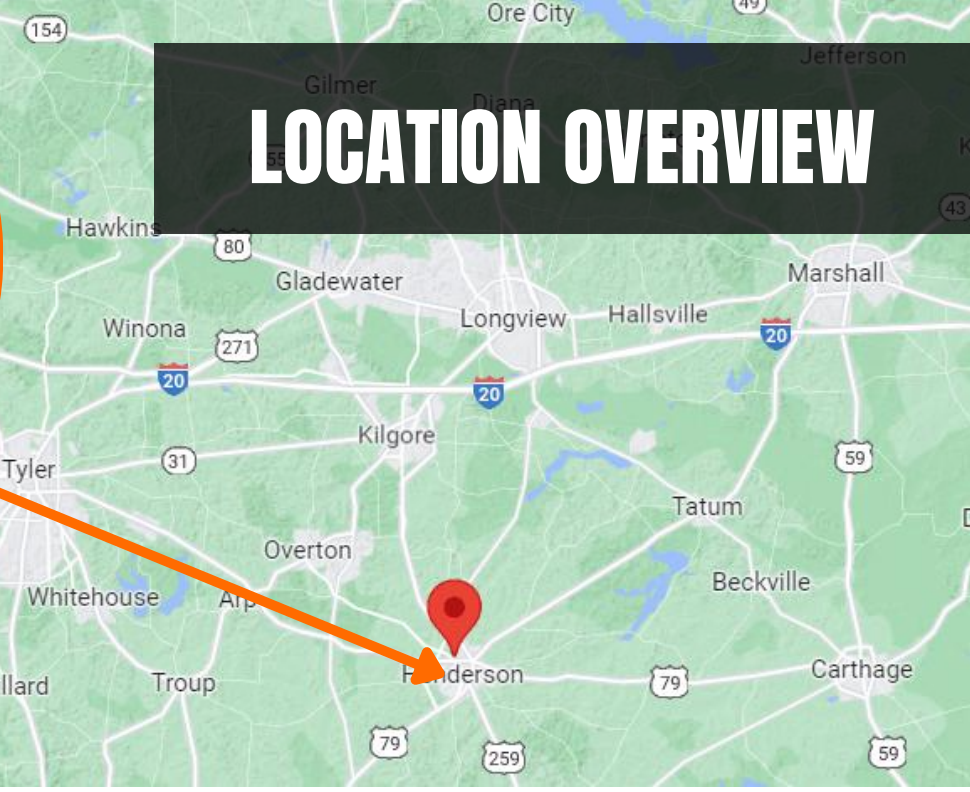
3,968

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 C
Parcel ID:	22500
Year(s) Built:	1970, 1987
Total SF:	33,200
Building A SF:	24,000
Building B SF:	8,600
Ceiling Height:	Range: 14'-16'
Total Acreage:	3.56 AC
Parking:	Ample
Power:	3P

LEASE INCOME

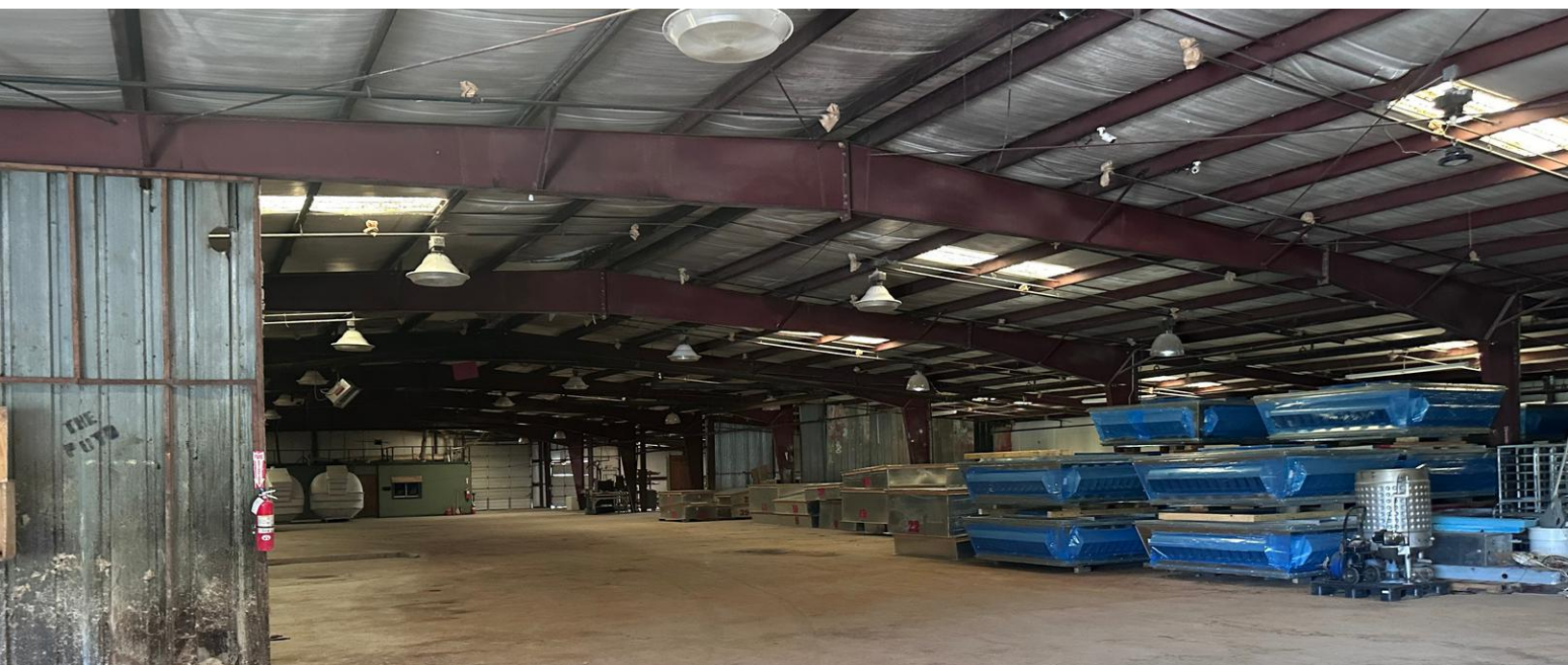
Building A:	\$1500/mo
50% Leased	\$2750/mo
Building B:	
100% Leased	\$2,200/mo

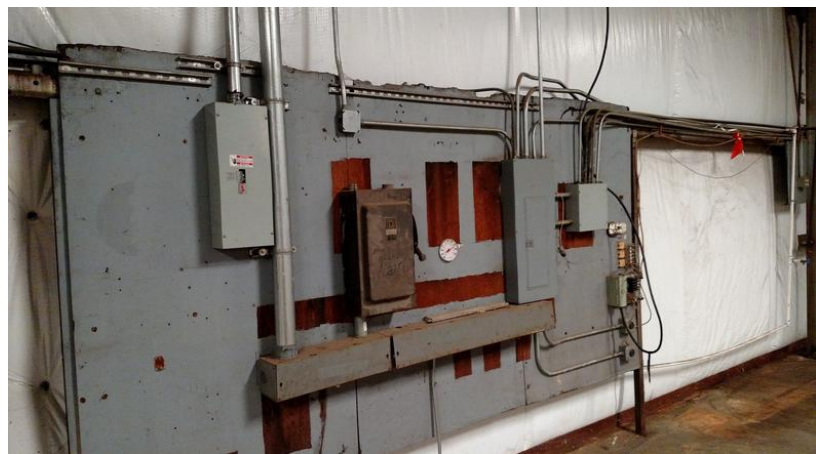


PARCEL MAP











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2019 2020 2021
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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.

11-2-2015



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:
 - 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.

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	