

401 E MAIN STREET

Eagle Lake, Texas 77434

\$249,000

1,959 SF Building	0.34 ACRES Lot	MAIN STREET High Visibility	OWNER-USER Investor Opportunity
-----------------------------	--------------------------	---------------------------------------	---

MAIN STREET COMMERCIAL OPPORTUNITY

Bring your vision to life at 401 E Main Street, a highly visible commercial property positioned in the heart of Eagle Lake. Situated on approximately 0.34 acres with nearly 1,959 square feet, this property offers an exceptional opportunity for an owner-user, entrepreneur, or investor seeking a prominent Main Street location at an attractive price point.

Renovated exterior. Flexible unfinished interior. The exterior has been fully renovated, while the interior remains unfinished, allowing the next owner to create a build-out tailored specifically to their business rather than paying for someone else's layout or finishes.

BUILD-OUT OPPORTUNITY

Approximately **\$40,000 in interior improvements remain, per seller**. The unfinished interior provides flexibility for a variety of potential approved commercial uses, including retail, professional office, service-based business, studio, restaurant, showroom, or other commercial concepts.

WHY 401 E MAIN STREET?

- Prominent Main Street location in the heart of Eagle Lake
- Approximately 1,959 SF of interior space
- Approximately 0.34-acre lot
- Fully renovated exterior
- Flexible interior ready for buyer's vision
- Parking and additional outdoor space
- Ideal for an owner-user, entrepreneur, or investor
- Offered at \$249,000

CREATE THE SPACE YOUR BUSINESS NEEDS — WITHOUT PAYING FOR SOMEONE ELSE'S BUILD-OUT.

This property is being offered in its current condition. Buyer to independently verify zoning, permitted uses, dimensions, square footage, utilities, parking, and all other information important to the buyer's intended use.

401 E MAIN STREET • EAGLE LAKE, TX 77434

For additional information, showings, or to discuss the opportunity, contact the listing agent.