

MLS#: **575407 (Active)**List Price: **\$389,000****107 W Main Street Cameron, TX 76520****Commercial-Improved**

List Price: **\$389,000**
 Orig Price: **\$389,000**
 Price/SQFT: **\$39.41**
 County: **Milam**
 Type: **Medical/Dental, Office Building, Retail/Shop, Other-See Remarks**
 #Stories: **Two**
 #Buildings: **One**
 Zoned: **Yes**
 Zoning Type: **C**
 Apx SqFt: **9,870**
 Source SqFt: **Appraisal District**
 Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
 Subdivision: **Original Town**
 School District:
 Waterfront: **No**
 Apx Acreage: **0.160**
 Lot Dimensions:
 Year Built: **1890**
 Year Built Src: **Appraisal District**
 In City Limits: **Yes**

A button with a calendar icon and the text 'Schedule a Showing'.

Next OH: **Public: Sun May 18, 11:00AM-2:00PM**Legal Description: **S15900 ORIGINAL TOWN BLK E LOT 6 & 7, (CALLED PT OF 45,46,49)**Property ID: **R13684**Geo ID: **S1590000E0600**Lot/Block: **6/E**

Road Frontage:

Apx Office SqFt:

Apx Retail SqFt:

Apx Whse SqFt:

Avg Ann Gross Inc:

Avg Ann Grs Exp:

Lease Basis:

Net Pass Thru:

Bldg Center Name:

Lease Type:

Pass Thru Basis:

Lease Rate:

ETJ:

FEMA Flood Plain: **No**

Current Gross:

Access:

Front Faces:

Sprinkler System:

Owner(s) Legal Name: **Railfan Capital LLC****Concession:** **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**

Concession In Price:

Earnest Money:

Also For Rent: **Yes**

Additional MLS#:

Currently Leased:

Documents on File:

Financing Avail: **Insurance, Taxes, Utilities**Possession: **Closing, Funding**Sale Type: **Resale**Prospects Exempt: **No**

Short Sale:

Agent Disclosure: **None**

Community Web:

Exemptions:

Listing Type: **Exclusive Right to Sell**

Multiple PID #'s:

Sale Type: **Resale**Tax Annl Amt: **\$4,946**Taxed by Mult Counties: **No**

Estimated Tax:

Tax Rate: **2.32**Tax Year: **2024**Parking: **16+ Spaces**Constr Materials: **4-Side Masonry**Foundation: **Slab**Heat: **Central**A/C: **3+ Units**Water/Sewer: **City at Street, City Water**Amenities: **None**Disability Feat: **None**Other Utilities: **City Electric, City Garbage, High Speed Internet**Water Features/View: **None**Topo/Land Desc: **0-.25 Acres**

Sale Includes:

Lease Includes: **Building(s)**Access/Road Surface: **City Street**Lockbox Type: **Combo**Lockbox Loc: **Door-Front**

Public Remarks:

Prime Office/Retail Space for Sublease in Historic Downtown Cameron, TX! Unlock the potential of your business in this expansive and versatile commercial space, perfectly positioned on the square in the heart of historic downtown Cameron, TX. This high-visibility location offers a rare opportunity in an up-and-coming area known for its charm, foot traffic, and growing community appeal. With a spacious layout ideal for a variety of business uses, the space can be subleased and easily divided to accommodate multiple tenants or concepts—whether you're looking to establish offices, retail shops, studios, or a combination of both. Property Highlights: -Prime location on the downtown square -Large, flexible floor plan with subdivision potential -Ideal for retail, office, or mixed-use -High foot traffic and great street visibility -Surrounded by historic architecture and revitalized local businesses -Part of a rapidly growing downtown district with ongoing development Don't miss your chance to be part of downtown Cameron's exciting resurgence. This space is perfect for entrepreneurs, creatives, and business owners ready to grow in a vibrant and supportive community. Inquire today to schedule a showing and explore the possibilities.

Agent Only Remarks:

Property is available for lease or purchase.

Directions:

Heading North on 79, turn left onto FR 486 N Main St, right onto FR 486 E Moerbe St, right onto FR 486. Continue left onto FR 486. Turn right onto 190, right onto FR 1600 N Crockett Ave. Left onto W Main St. Property on your right.

Showing Instructions:

Appointment Only, Showing Service App

Showing Phone:

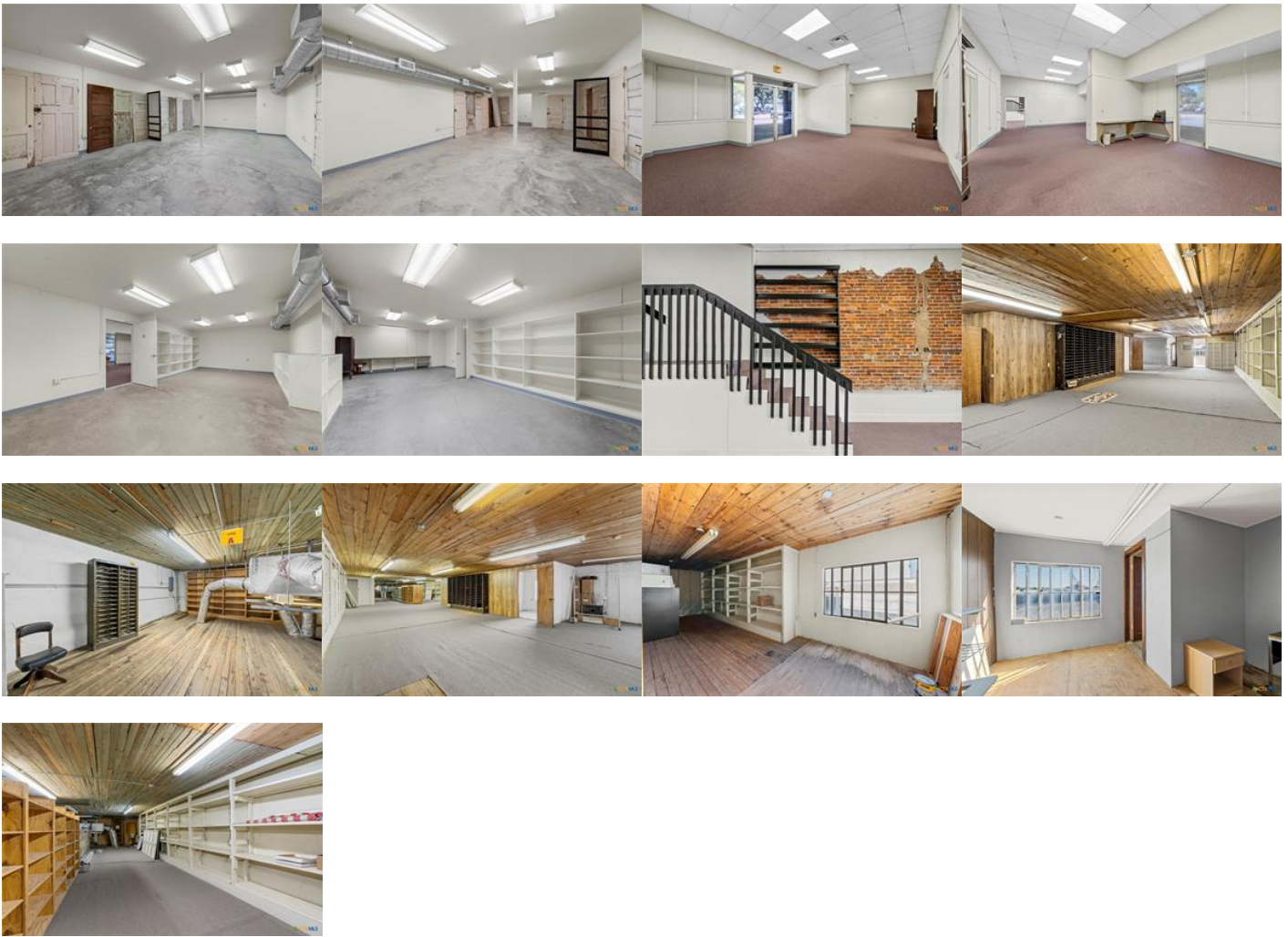
Show Phone 2:

DOM: 20 CDOM: 20 IDX: Yes Internet: Yes Disp Addr: Yes Allow AVM: Yes Allow Cmts: Yes
List Date: 04/10/2025 Expire Date: 03/31/2026 Off Market Date: Pending Date:

Listing Office: (T207513) Hearthstone Home Group- All Ci
Office Phone: 737-234-0518

List Agent: Ashley Fuchs
Agent Email: ashley@ashleyfuchshomes.com
Contact #: 832-499-2761





Prepared By: Ashley Fuchs

Date Printed: 04/30/2025

Information Deemed Reliable But Not Guaranteed