

CENTER, TX HISTORICAL BUILDING | FOR SALE

117 SAN AUGUSTINE ST, CENTER, TX 75935



Property Description

Introducing a prime investment opportunity at 117 San Augustine St, Center, TX! This 6,930 SF, two-unit office building, built in 1970 and tastefully renovated in 2021, offers a compelling blend of historical charm and modern functionality. Zoned PD and ideally located in the vibrant Center area, this property boasts a solid 67% occupancy, presenting immediate income-generating potential. With its versatile layout and strategic positioning, this property represents a clear avenue for capitalizing on the thriving demand for office space. Don't miss out on the chance to add this high-potential asset to your portfolio.

Property Highlights

- Beautifully restored Historical Building in Center, TX
- 6,930 Total SF of Office Space w/ 4,220 SF on the Main Floor
- Apartment Suite, Full Bath, and Kitchen area on Main Floor
- 2,500 SF of Second Floor Available Lease Space for Call Center or expanding Tenant

FOR MORE INFORMATION:



RON BROWN
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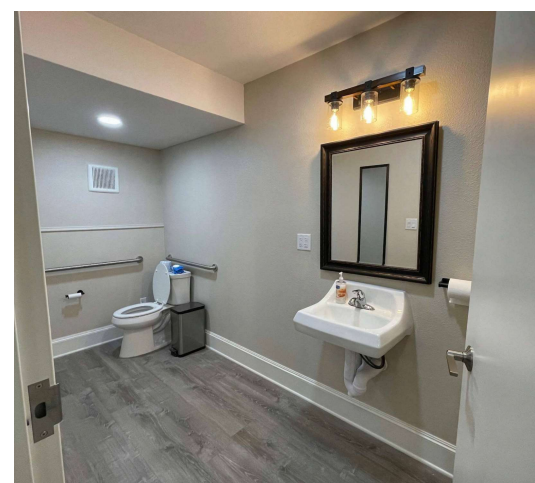
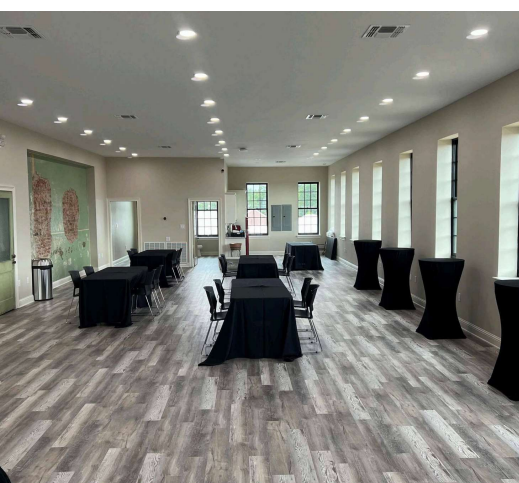
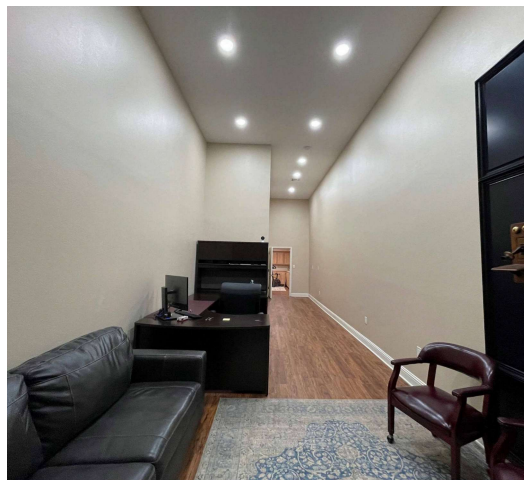
Offering Summary

Sale Price:	\$1,200,000
Number of Units:	2
Lot Size:	4,322 SF
Building Size:	6,930 SF
NOI:	\$75,960.00
Cap Rate:	6.33%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	129	395	1,163
Total Population	341	1,053	3,120
Average HH Income	\$85,108	\$85,486	\$84,561

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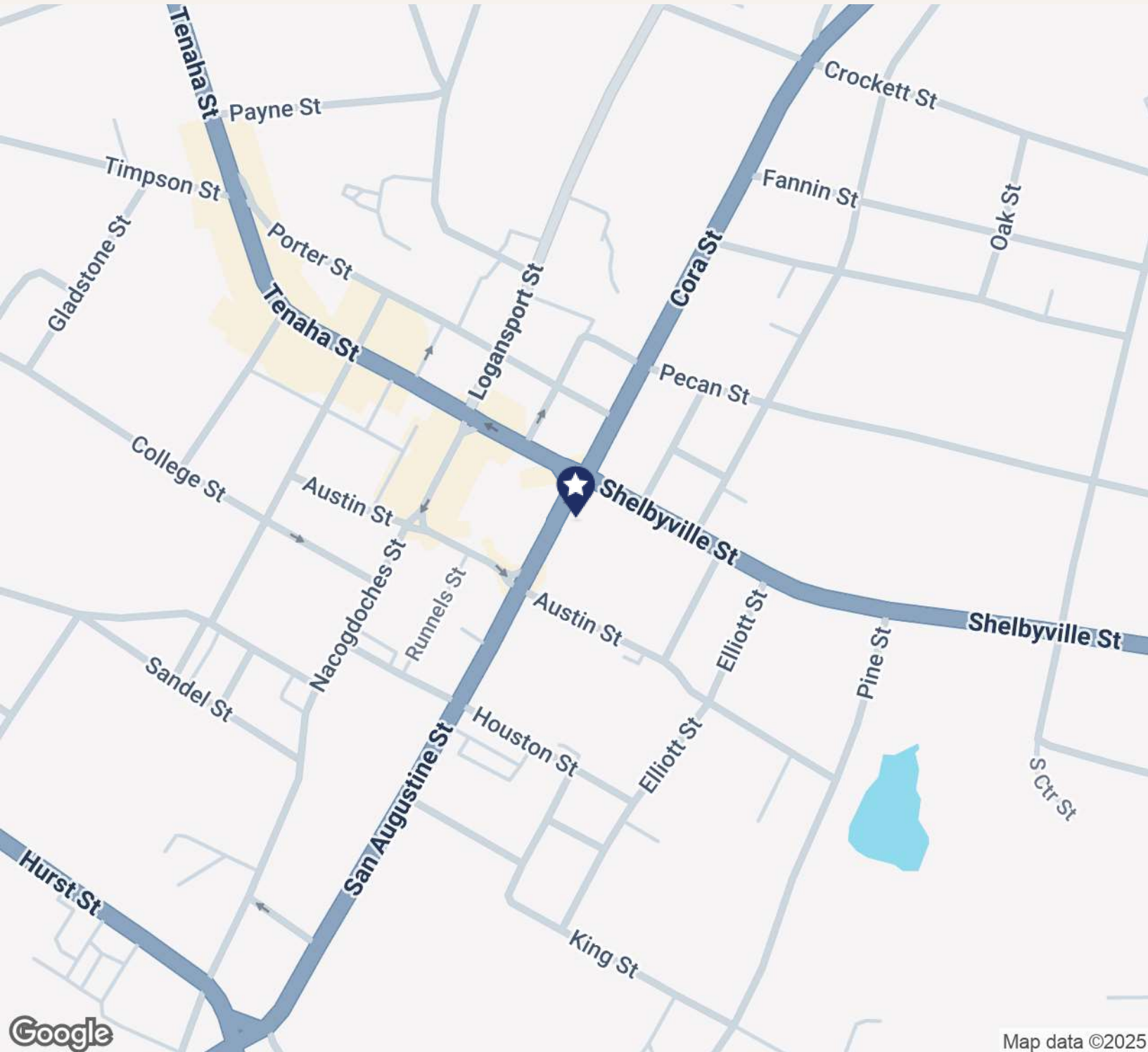
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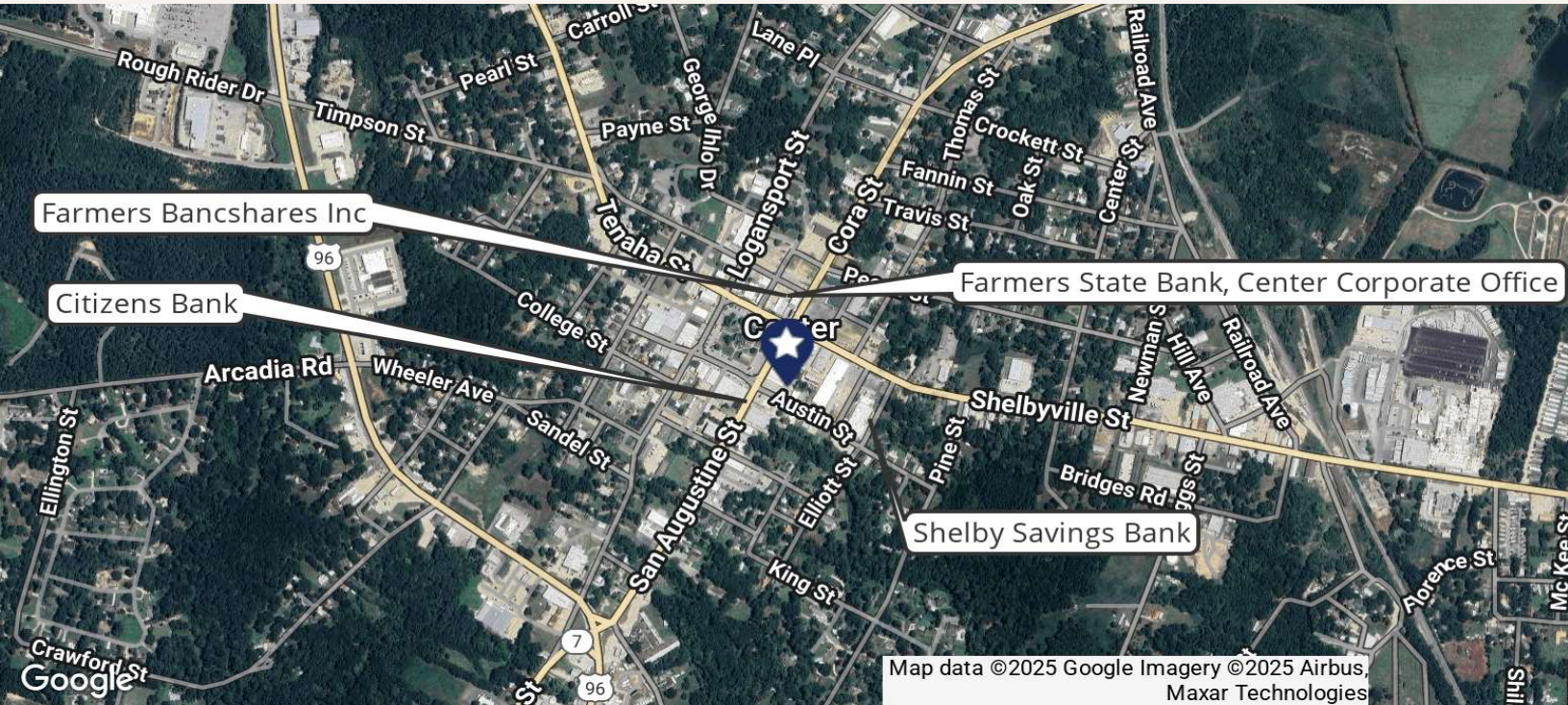
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	341	1,053	3,120
Average Age	39	38	38
Average Age (Male)	37	37	36
Average Age (Female)	40	40	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	129	395	1,163
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$85,108	\$85,486	\$84,561
Average House Value	\$129,379	\$127,144	\$122,336

Demographics data derived from AlphaMap

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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