



COMMERCIAL PROPERTY REPORT

410 W 7th St, Taylor, TX 76574



Presented by

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RE/MAX Associates Group

906 N. Main
Taylor, TX 76574

410 W 7th St, Taylor, TX 76574



OFF MARKET

• Public Record

Property Facts

Public Facts

Listing Facts

Refinements

Property Type	Commercial	—	—
Property Subtype	Commercial	—	—
Number of Buildings	2	—	—
Number of Stories	1	—	—
Lot Size	7.34 acres	—	—
Lot Dimensions	7.335 AC	—	—
Year Built	1940	—	1929

Extended Property Facts

Exterior Details

Lot Size - Square Feet	319513 sq ft
Lot Size - Acres	7.335 ac
Neighborhood Code	T13CS

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Tenant Data – Total Tenants Found: 3

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
THE GYM AT OLD TAYLOR HIGH LLC — 5127397775	RM 106	—	Personal services (barbers, salons, spas, gyms)	11/8/2018
OLLE NETWORK TECHNOLOGY CONSULTING LLC CLIFTON OLLE, MANAGER	STE 107	—	Consulting Services	8/12/2011
THE LOOSE SCREW — 8599922878	—	—	Bar, Tavern	2/1/2019

Public Facts

Owner Information

Owner Name	East Wlco 95 Llc
Mailing Address	1331 W 2Nd St Taylor TX 76574-2434
Vesting	Company/Corporation

Legal Description

APN: R-13-1431-000A-0001	Tax ID: R559612	Zoning: —	Census Tract: 484910212.033023	Abbreviated Description: CITY/MUNI/TWP:TAYLOR CITY S11469 - EAST WLCO SUB, BLOCK A, LOT 1, ACRES 7.335 MAP REF:MAP: 3-2793	City/Municipality/Township: Taylor, TX 76574
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Assessed Values

Date 2018	Improvements \$534,648	Land \$273,183	Total \$807,831	Tax —
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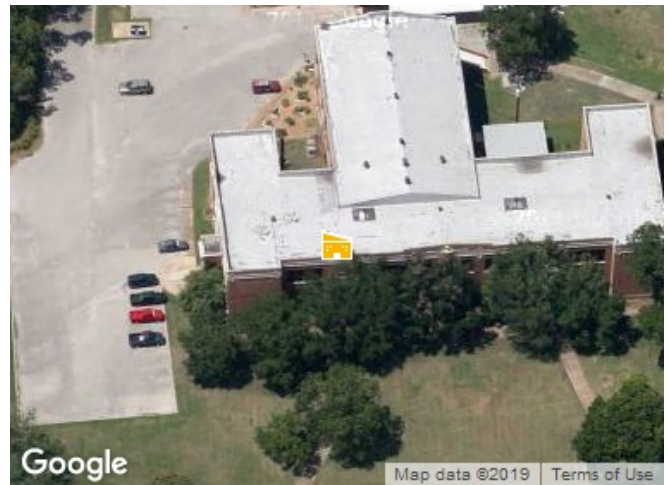
Maps



Legend:  Subject Property

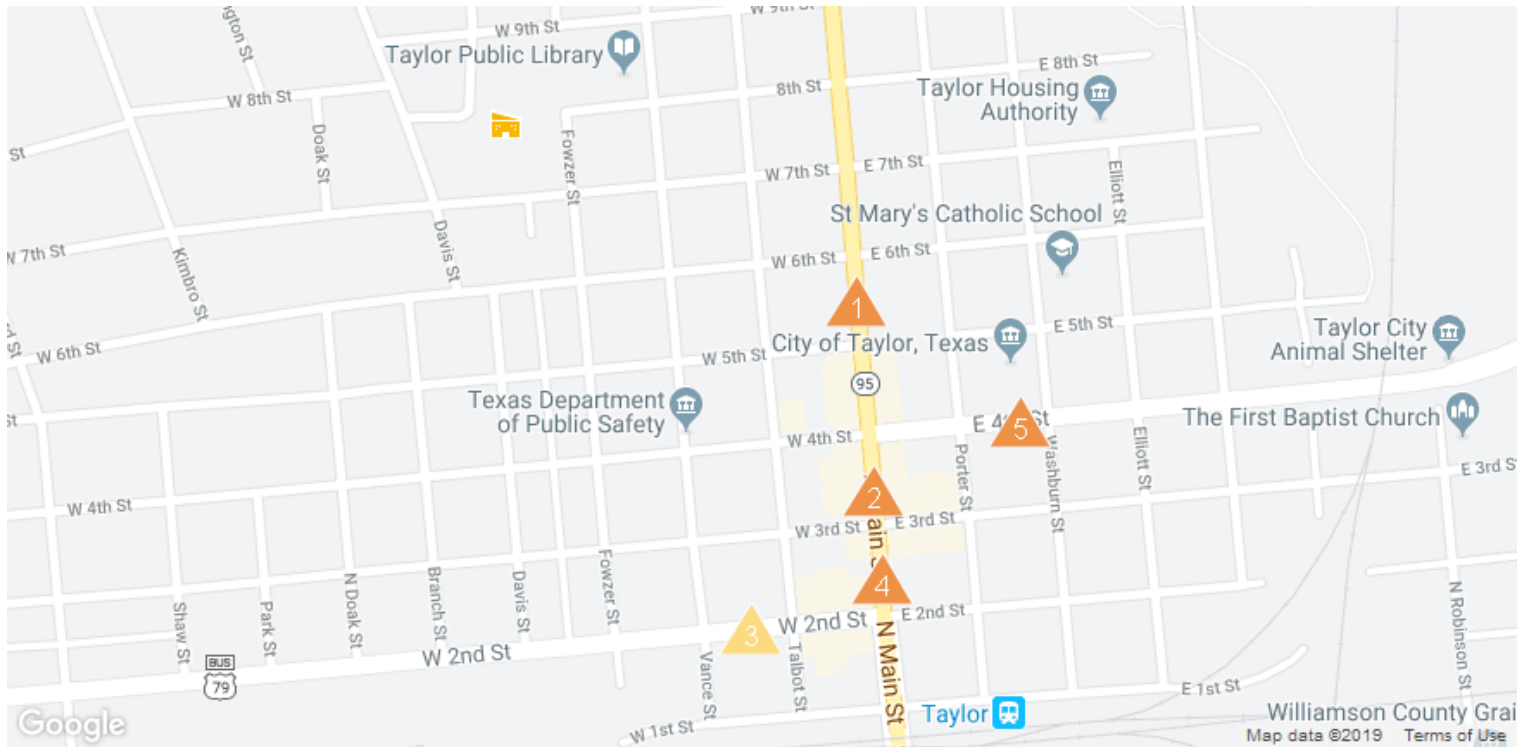


Legend:  Subject Property



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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

13,715

2017 Est. daily traffic counts

Street: N Main St
Cross: E 5th St
Cross Dir: S
Dist: 0.03 miles

Historical counts

Year	Count	Type
2005	▲ 12,660	AADT
2002	▲ 14,300	AADT
2000	▲ 14,600	AADT
1999	▲ 14,000	ADT
1997	▲ 13,700	AADT

2

10,200

2010 Est. daily traffic counts

Street: N Main St
Cross: W 3rd St
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2005	▲ 10,200	AADT
2002	▲ 10,200	AADT
2000	▲ 10,200	AADT
1999	▲ 10,200	ADT
1997	▲ 10,200	AADT

3

5,984

2017 Est. daily traffic counts

Street: W 2nd St
Cross: Talbot St
Cross Dir: E
Dist: 0.03 miles

Historical counts

Year	Count	Type
2013	▲ 6,400	AADT
2010	▲ 6,400	AADT
2005	▲ 7,150	AADT
2002	▲ 8,000	AADT
2000	▲ 8,500	AADT

4

10,161

2017 Est. daily traffic counts

Street: N Main St
Cross: E 2nd St
Cross Dir: S
Dist: 0.03 miles

Historical counts

Year	Count	Type
2013	▲ 10,316	AADT
2009	▲ 11,799	ADT
2005	▲ 9,160	AADT
2002	▲ 11,100	AADT
2000	▲ 11,100	AADT

5

7,307

2017 Est. daily traffic counts

Street: E 4th St
Cross: Washburn St
Cross Dir: E
Dist: 0.02 miles

Historical counts

Year	Count	Type
2013	▲ 7,442	AADT
2010	▲ 6,500	AADT
2005	▲ 7,000	ADT
2002	▲ 7,100	AADT
2000	▲ 7,600	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
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- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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