



COMMERCIAL PROPERTY REPORT

# 410 W 7th St, Taylor, TX 76574



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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
<b>THE GYM AT OLD TAYLOR HIGH LLC</b> — 5127397775	RM 106	—	Personal services (barbers, salons, spas, gyms)	11/8/2018
<b>OLLE NETWORK TECHNOLOGY CONSULTING LLC</b> CLIFTON OLLE, MANAGER	STE 107	—	Consulting Services	8/12/2011
<b>THE LOOSE SCREW</b> — 8599922878	—	—	Bar, Tavern	2/1/2019

## Public Facts

### Owner Information

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

### Legal Description

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

<b>Date</b> 2018	<b>Improvements</b> \$534,648	<b>Land</b> \$273,183	<b>Total</b> \$807,831	<b>Tax</b> —
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## Maps



Legend: Subject Property

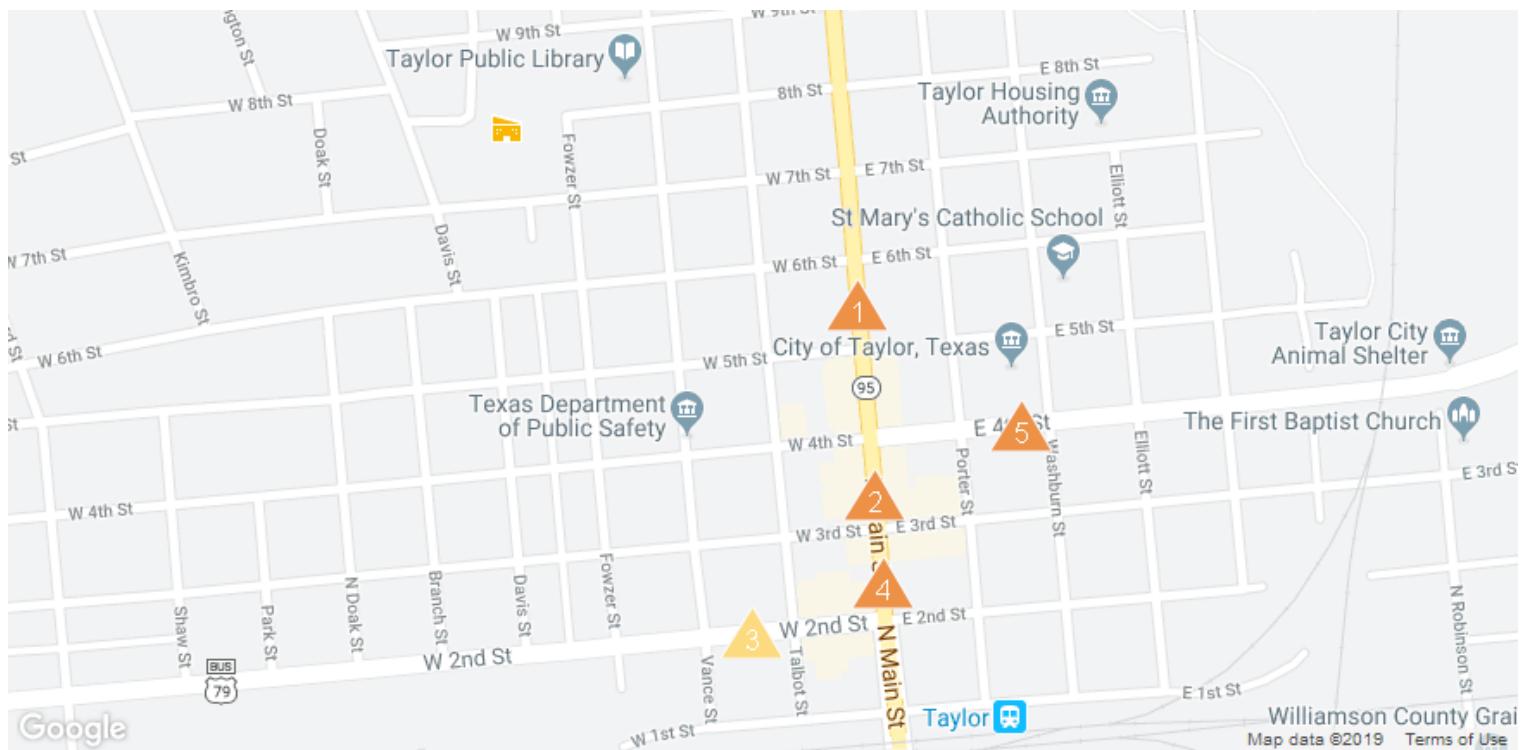


Legend: Subject Property



Legend: Subject Property

## 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	2	3	4	5	
<b>13,715</b>	<b>10,200</b>	<b>5,984</b>	<b>10,161</b>	<b>7,307</b>	
2017 Est. daily traffic counts	2010 Est. daily traffic counts	2017 Est. daily traffic counts	2017 Est. daily traffic counts	2017 Est. daily traffic counts	
Street: <b>N Main St</b>	Street: <b>N Main St</b>	Street: <b>W 2nd St</b>	Street: <b>N Main St</b>	Street: <b>E 4th St</b>	
Cross: <b>E 5th St</b>	Cross: <b>W 3rd St</b>	Cross: <b>Talbot St</b>	Cross: <b>E 2nd St</b>	Cross: <b>Washburn St</b>	
Cross Dir: <b>S</b>	Cross Dir: <b>S</b>	Cross Dir: <b>E</b>	Cross Dir: <b>S</b>	Cross Dir: <b>E</b>	
Dist: <b>0.03 miles</b>	Dist: <b>0.02 miles</b>	Dist: <b>0.03 miles</b>	Dist: <b>0.03 miles</b>	Dist: <b>0.02 miles</b>	
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts	
Year	Count	Type	Year	Count	Type
2005	<span style="color: orange;">▲</span> 12,660	AADT	2013	<span style="color: orange;">▲</span> 6,400	AADT
2002	<span style="color: orange;">▲</span> 14,300	AADT	2010	<span style="color: orange;">▲</span> 6,400	AADT
2000	<span style="color: orange;">▲</span> 14,600	AADT	2005	<span style="color: orange;">▲</span> 7,150	AADT
1999	<span style="color: orange;">▲</span> 14,000	ADT	2002	<span style="color: orange;">▲</span> 8,000	AADT
1997	<span style="color: orange;">▲</span> 13,700	AADT	2000	<span style="color: orange;">▲</span> 8,500	AADT

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

## About RPR (Realtors Property Resource)

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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.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- 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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