



**1116 N Lamar Avenue**  
**Paris, TX 75460**

**Purchase Price:**  
**\$375,000.00**

**Land Size: 0.24 Hectares**  
**Property Size: 2,874 Sq. Ft.**  
**Year Built: 1917**

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### Key Features:

- **Built: 1915    Size: 2,874 sqft interior space, and 10, 498 sqft lot.**
- **Prime Road Frontage:** Property faces the major road, Lamar Avenue that leads into Downtown.

**Recently remodeled in 2023:** Major mechanical and structural upgrades completed in 2023 includes:

- All new electrical wiring
- Upgraded lighting and plumbing fixtures
- New water heater
- New HVAC system
- New roof
- Refinished Hardwood Flooring
- Brick flooring in Sunroom
- Improved Landscaping
- Remodeled kitchen
- Refinished walls throughout the building

Additional highlights include restored antique wood and gas-burning stove, refinished kitchen counters, and a classic farm sink—adding both charm and value.



### **For Sale: Historic Commercial Building with Dual-Use Potential Near Downtown Paris, TX**

This beautifully restored commercial building is ideally located near the intersection of 12th Street and Lamar Avenue (Business 271 & 82), just half a mile from Historic Downtown Paris, TX. Nestled adjacent to Paris Regional Health, 1055 Walker Building, this property offers prime visibility and versatility—perfect for a professional office, mixed-use residence, or a unique vacation rental.

Built in 1915 and thoughtfully renovated in 2023, the structure spans approximately 2,874 sq ft and includes 4 bedrooms, 2 bathrooms, 3 living areas, and 3 kitchen/dining spaces. The flexible layout is ideal for configuring a downstairs office with upstairs living quarters, or fully converting the space into offices and client areas.

The first floor features a living room, formal dining room, kitchen, sunroom, game room, full bathroom, and one bedroom—many of which can easily be adapted into a reception area, showrooms, breakroom, or private offices. Rich hardwood floors have been meticulously restored, complemented by a charming brick-floor sunroom and classic wainscoting throughout.

Upstairs, you'll find three additional bedrooms, a full bath, and a kitchenette—offering the perfect setup for executive housing, guest accommodation, or additional office use.

Major mechanical and structural upgrades completed in 2023 include: All new electrical wiring, Upgraded lighting and plumbing fixtures, New water heater, New HVAC system, New roof, Refinished Hardwood Flooring, Brick flooring in Sunroom, Improved Landscaping, Remodeled kitchen, Refinished walls throughout the building

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This property is a rare opportunity to own a distinctive piece of Paris history with modern upgrades and business-ready potential.

# **Offering Memorandum:**

**Overview:** This exceptional location for an Office location or a Historical Residential Retreat.

## **Investment Highlights**

What about Paris, TX? An American people with a French name in a Spanish land sparked the start of an area with a strong economic base, diversified industry and a thriving population.

Through the years, Paris, the county seat of Lamar County, has been a railhead, farming center and a military center. Today, the community stands strong with a diverse industrial base including manufacturing, agriculture, medical, educational, tourism, business, and retail activity.

**Potential Rental Income (Market Average \$13+ psf = \$37,362 or GRM of 9.96%)**

**Remodeled in 2023 and ready to occupy.**

**Potential Live-Work Building/ Shop Dwelling with over 1300 sqft of upstairs living space.**

**Occupation:** Of the population in the Paris secondary trade area, 49.80% is engaged in white-collar occupations, with 17.40% in professional occupations and another 10.40% in management, business and financial operations. Of which, 50.20% is engaged in blue-collar occupations with 11.20% in construction and maintenance and 18.10% in production and transportation. \*Paris, TX Chamber of Commerce

**Population:** U.S. 2020 census lists the population of Paris at 24,476 and Lamar County at 50,080.

**Secondary Trade Demographic Profile Area:** The secondary trade area for Paris, Texas merchants is an approximate 50 to 60 mile radius, serving the Northeast Texas and Southeast Oklahoma region. Several shopping centers are located throughout Paris, with Loop 286 around the city and major thoroughfares providing easy access to all retail areas.

**Transportation:** Paris, located only 38 miles from Interstate 30, is surrounded by a divided 4-lane, controlled access loop – Loop 286. Paris is the intersection of US Highways 82 and 271 and Texas Highways 19 and 24. **Cox Field**, located inside the Paris city limits, is the commercial airport that services the community. The lighted runway is 6,000 feet of asphalt with two crossways, 4,500 feet each. Dallas/Ft. Worth International Airport is 114 miles and Dallas Love Field 112 miles from Paris. Paris is served by the **Kiamichi Short Line Railroad Company** with services linking to three major class one rail carriers.

**Cox Field Municipal Airport:** Cox Field Municipal Airport serves Lamar County and Northeast Texas as a business service. Cox Field is located five miles east of the central district of Paris, Texas. It sits on 1,600 acres adjacent to Hwy. 271. There are approximately 447 acres identified for industrial development, including access to 8,800 linear feet of taxiways and ramps. Utilities such as water, sewer and electricity are available at the airport.

## Key Features

- **Prime Road Frontage:** Location on North Lamar Avenue, which is a Central busy street that leads to Downtown Paris, TX.
- **Natural Beauty:** Beautifully landscaped with a huge Country feeling backyard retreat, offering a picturesque setting.
- **Versatile Development Potential:** Suitable for Business office or retail, , apartment residences, or an attractive Airbnb vacation spot.
- **Adjacent Land Use:** Surrounding commercial properties including adjacent to Paris Regional Health 1055 Walker building which is directly behind subject.

## Surrounding Area

- **Paris Regional Medical Center:** (3150 Clarksville StParis, TX) .5 mile Proximity to subject.
- **Paris Regional Health:** (865 Deshong Dr ) .25 mile proximity.
- **Downtown Paris Community Park:** Less than .5 mile proximity.
- **Paris Community Theatre:** Less than .75 mile proximity.
- **Brookshires and Krogers Grocery Stores:** Less than .5 mile proximity
- **Hotels Includes:** Comfort Inn & Suites, La Quinta Inn & Suites, Quality Inn Paris
- **Paris Tx Cox Field-PRX Airport:** 6780 Collier Dr, Paris, TX

## Opportunity

This land represents a remarkable opportunity for savvy developers and investors. Whether aiming to create a bustling business office, a Historical Residential Retreat, this site offers the perfect blend of location, accessibility, and natural charm. Seize this chance to develop a first-rate project in a rapidly growing and strategically important area.

Floor Plan





## Aerial Photos





Photos from East looking West on Lamar Ave



Photos from the West looking East with Paris Regional Health building behind subject

















## Location and Lot Dimensions

