



RETAIL | ROGERS | FOR SALE

18 South Alvin Ailey Street

Rogers, Texas 76569

PROPERTY DESCRIPTION

Unlock Endless Business Potential in the Heart of Rodgers, TX

Step into a world of opportunity at 18 S Alvin Ailey Ave, where a sprawling **11,953 SF** building, rich with history since its construction in 1895 awaits your entrepreneurial vision. Nestled on **0.48 acres**, this versatile property is currently used as a residence and to store classic cars but is brimming with potential to become the next must-visit destination in Rogers. Whether you dream of launching a bustling restaurant, a craft brewery, a BBQ haven, or a dynamic event venue, this space offers the scale and flexibility to bring your vision to life.

A Space That Inspires -

Imagine transforming this expansive interior into a vibrant restaurant, where the aroma of slow-smoked BBQ or freshly brewed craft beer fills the air, drawing in locals and travelers alike. With nearly 12,000 SF of open space, you could craft an inviting dining area, a bar with a stage for live music, or even a multi-concept business under one roof. The building's vintage charm—think soaring ceilings and a timeless aesthetic—lends itself to a retro-themed eatery, a cozy brewery taproom, or a venue that feels both nostalgic and welcoming.

The 0.48-acre lot adds even more appeal, offering ample parking for guests and room for outdoor seating, a beer garden, or an event space to host gatherings under the Texas sky. This property is a blank canvas, ready to adapt to your unique business idea.

Additional Details -

- Apartment is 650 SF with 140 SF balcony. Built in 2022.
- Building was originally built in 1895 and used as a Gin House. The tax records show 1957.
- TPO roof installed in 2022, 12 years left on the warranty.

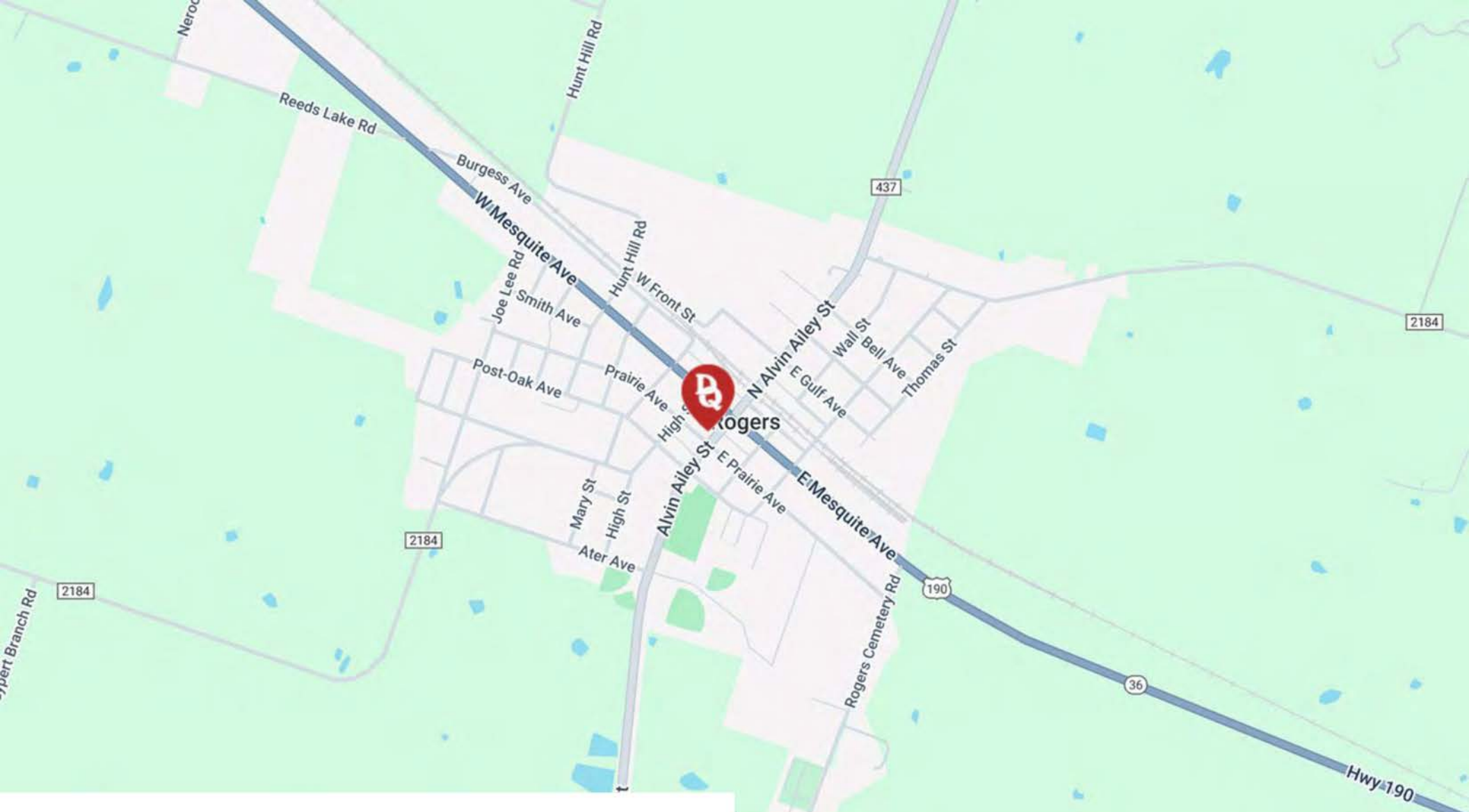
SALE PRICE

\$375,000



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LOCATION OVERVIEW

Located in the heart of Rogers, TX, south of State Hwy 36 and US 190.
Approximately 20 minutes east of Temple, TX.

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Anya DeNio
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Exterior

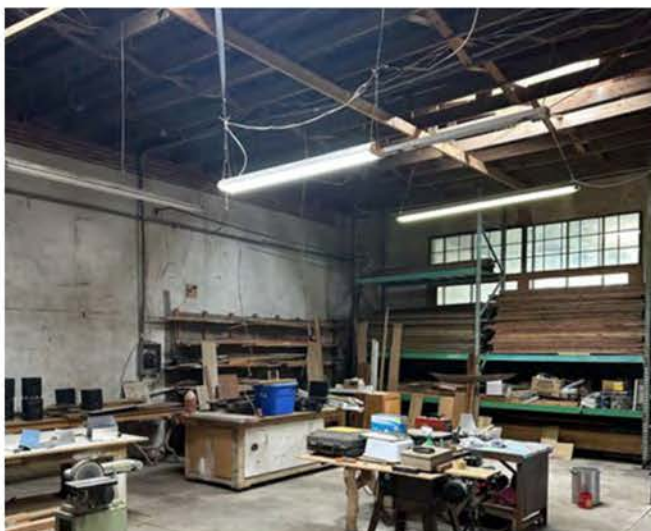
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Interior

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Additional Photos

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;

- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date