



RETAIL SPACE FOR SALE

108 MCCUBBIN ST | VALLEY VIEW, TEXAS 76272



PROPERTY HIGHLIGHTS

Located in the growing community of Valley View in northern Texas, 108 McCubin St benefits from small-town accessibility while remaining close to major regional corridors. The area offers convenient access to Denton, Gainesville, and the broader Dallas–Fort Worth Metroplex, making it an appealing location for residents, small businesses, and investors alike. With continued growth across North Texas and expanding development in surrounding communities, locations like this offer a blend of accessibility, small-town charm, and long-term potential.

PRICE

\$ 399,000.00

SIZE

3,900 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JENNIFER FOCKE

jennifer@stagcre.com | (940) 400-STAG

PHOTOS

108 MCCUBBIN ST | VALLEY VIEW, TEXAS 76272



STAG
COMMERCIAL



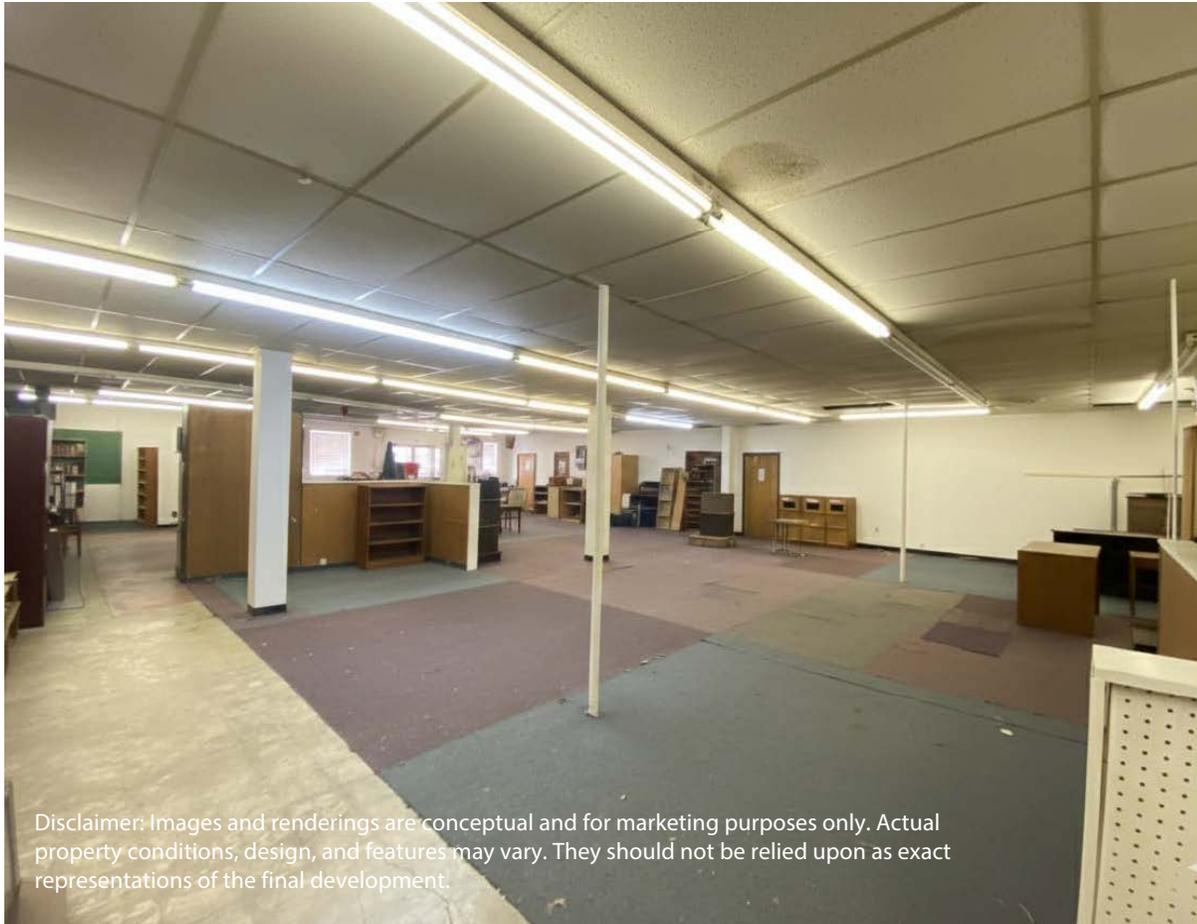
**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JENNIFER FOCKE

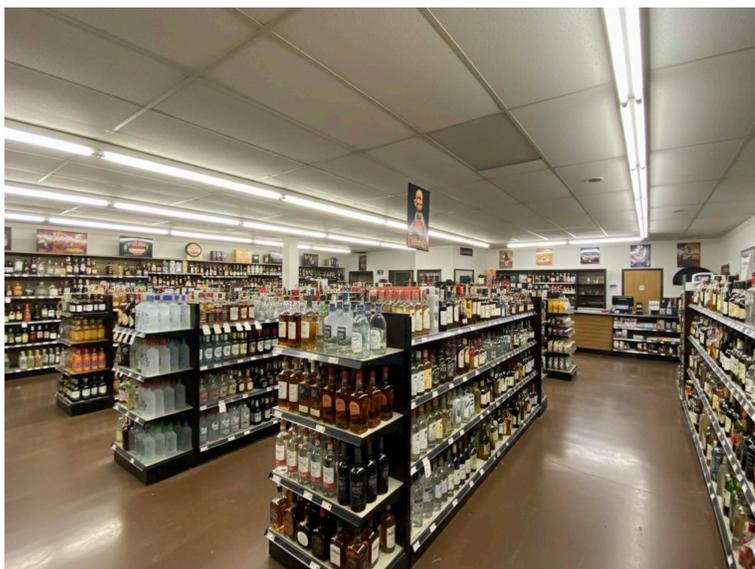
jennifer@stagcre.com | (940) 400-STAG

RENDERINGS

108 MCCUBBIN ST | VALLEY VIEW, TEXAS 76272



Disclaimer: Images and renderings are conceptual and for marketing purposes only. Actual property conditions, design, and features may vary. They should not be relied upon as exact representations of the final development.



**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JENNIFER FOCKE

jennifer@stagcre.com | (940) 400-STAG



PROPERTY SUMMARY

PROPERTY:	108 McCubbin Street, Valley View
ADDRESS:	108 McCubbin Street, Valley View, TX 76272
TYPE/ZONING:	C2- Commercial District General (Cooke County) Retail Convenience store Office Medical Mixed use Restaurant Automotive
AVAILABLE:	3,900SF retail on 0.50 Acres (21,780sf) of Commercial Retail
UTILITIES:	All essential utilities available on the street, including water, sewer, electricity.
SALES PRICE:	\$399,000 (\$102/sf)
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi, and many other sites

DETAILS:

Located in the historic heart of Valley View, 108 McCubbin Street sits within the town's revitalizing downtown square. The district has evolved into a mixed-use, experience-oriented environment, anchored by established local favorites including Bluebonnet Cafe, Firelight Vineyards, 1845 Bar & Lounge, and the City of Valley View municipal offices. This blend of hospitality, boutique retail, and civic uses supports a stable and diverse commercial base that continues to gain momentum. The building is one of only two properties in downtown Valley View with grandfathered historic signage rights, allowing for a rare erected/pylon sign.

108 McCubbin Street offers small-town accessibility while remaining strategically connected to major regional corridors. Located just west of I-35, the property provides convenient access to Gainesville, Denton, and the broader Dallas–Fort Worth Metroplex. This positioning makes the site attractive to local-serving businesses, destination concepts, and investors seeking long-term upside along a primary North Texas growth corridor.

Valley View is benefiting from expanding economic activity and infrastructure investment across North Texas, including:

- H-E-B's 600+ acre supply chain campus land acquisition in Valley View
- Continued I-35 corridor logistics and employment expansion
- Ongoing agricultural-to-residential land conversions north and south of the city

Additionally, large master-planned communities in surrounding markets reinforce the broader North Texas growth trajectory pushing population, employment, and commercial demand north along the I-35 corridor—directly benefiting strategically located communities like Valley View.

CONTACT: Jennifer Focke 817-992-2208 jennifer@stagcre.com

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice



Information About Brokerage Services

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

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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date