


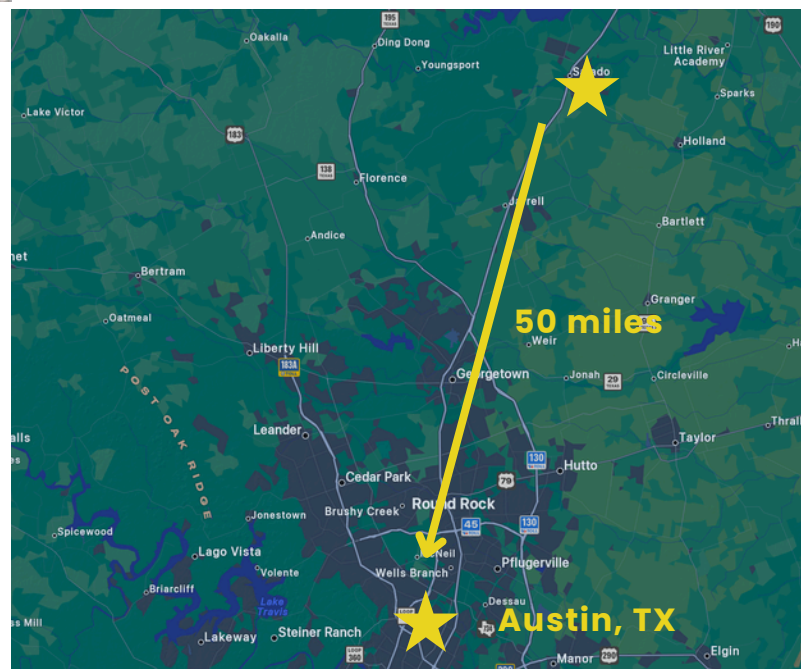
401 S Stagecoach Rd Salado, TX



**Your Opportunity to
Own a Historic
Downtown Salado
Commercial
Property on I-35
Overlooking
Salado Creek**

Prime Commercial Building for Sale

- +/- 3.5 AC on Salado Creek
- +/- 6,000 sq ft
- \$2,100,000
- Zoning: Historic (HD)
- Direct Exposure and Access to I-35 





401 S Stagecoach Rd

Salado, TX

The Center point of Salado
SALADO CREEK
I35 and Mainstreet Salado

+/- 6,000 sq ft
+/- 3.5AC
\$2,100,000

A rare opportunity to locate your business in one of Central Texas' most recognizable and charming settings—overlooking Salado Creek, steeped in Texas history, and directly accessible from Interstate 35, the primary north-south corridor connecting Austin, Temple, Waco, and Dallas-Fort Worth.

Situated just off I-35, this property benefits from exceptional regional accessibility while maintaining the tranquil, destination feel that defines historic Salado. The location offers the best of both worlds: highway visibility and ease of access for clients and visitors, paired with the intimate, walkable character of a historic village known for art, dining, and weekend tourism.

This site sits within the story of Salado itself—a creek-fed settlement that grew alongside early Texas travel routes and commerce. Just steps away, the iconic Stagecoach Inn began construction in 1852 as a stage stop along the Chisholm Trail and later evolved into one of Texas' most celebrated hospitality landmarks, now listed on the National Register of Historic Places. That legacy continues to anchor Salado as a destination for travelers, creatives, and professionals alike.



The space is naturally suited for concepts that benefit from atmosphere, privacy, and experience—such as med spa, conference center or wellness, salon or boutique fitness, therapy or medical office, executive or professional services, or a gallery/showroom environment. With consistent traffic flowing from I-35 and a steady stream of visitors drawn to Salado's shopping, dining, and events, the property offers a compelling opportunity to capture both local and destination clientele.



✉ RYAN@FIRSTTEXAS.COM

☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513



N IH 35 Service Rd

VILLAGE OF SALADO TEXAS
EXHIBIT 2
CALLED 2.092 ACRES
DOCUMENT NO. 20140315
OFFICIAL PUBLIC RECORD

BACKGROUNDED UP
CALLED 2.88 ACRES
DOCUMENT NO. 2013000814
OFFICIAL PUBLIC RECORD

ROADWAY 145
IMPORTED PER FEMA SHAPE
FILE MAP NO. 48027C0510C
EFFECTIVE 09/26/2008

COVERED CONCRETE

CONCRETE WALKWAY

SINGLE STORY WOOD BUILDING

ASPHALT

ASPHALT PARKING LOT

CONCRETE ADA RAMP

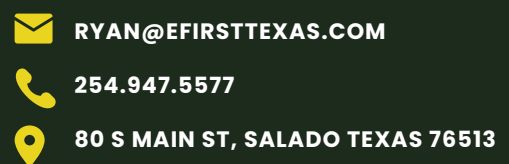
DRIVE ENTRY

ASPHALT

CONCRETE WALKWAY

SINGLE STORY WOOD BUILDING

1012.1
0.070





401 S Stagecoach Rd

Salado, TX



RYAN@EFIRSTTEXAS.COM



254.947.5577

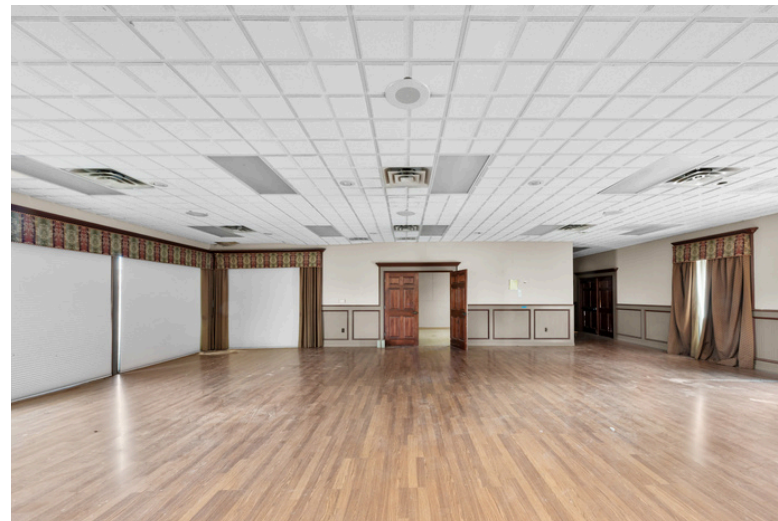


80 S MAIN ST, SALADO TEXAS 76513



401 S Stagecoach Rd

Salado, TX



✉ RYAN@EFIRSTTEXAS.COM

☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513



401 S Stagecoach Rd

Salado, TX



RYAN@EFIRSTTEXAS.COM



254.947.5577



80 S MAIN ST, SALADO TEXAS 76513



401 S Stagecoach Rd

Salado, TX



Wes Albanese Photography

Floor Plan Created By Wes Albanese Photography, Measurements Deemed Highly Reliable But Not Guaranteed.



RYAN@EFIRSTTEXAS.COM



254.947.5577

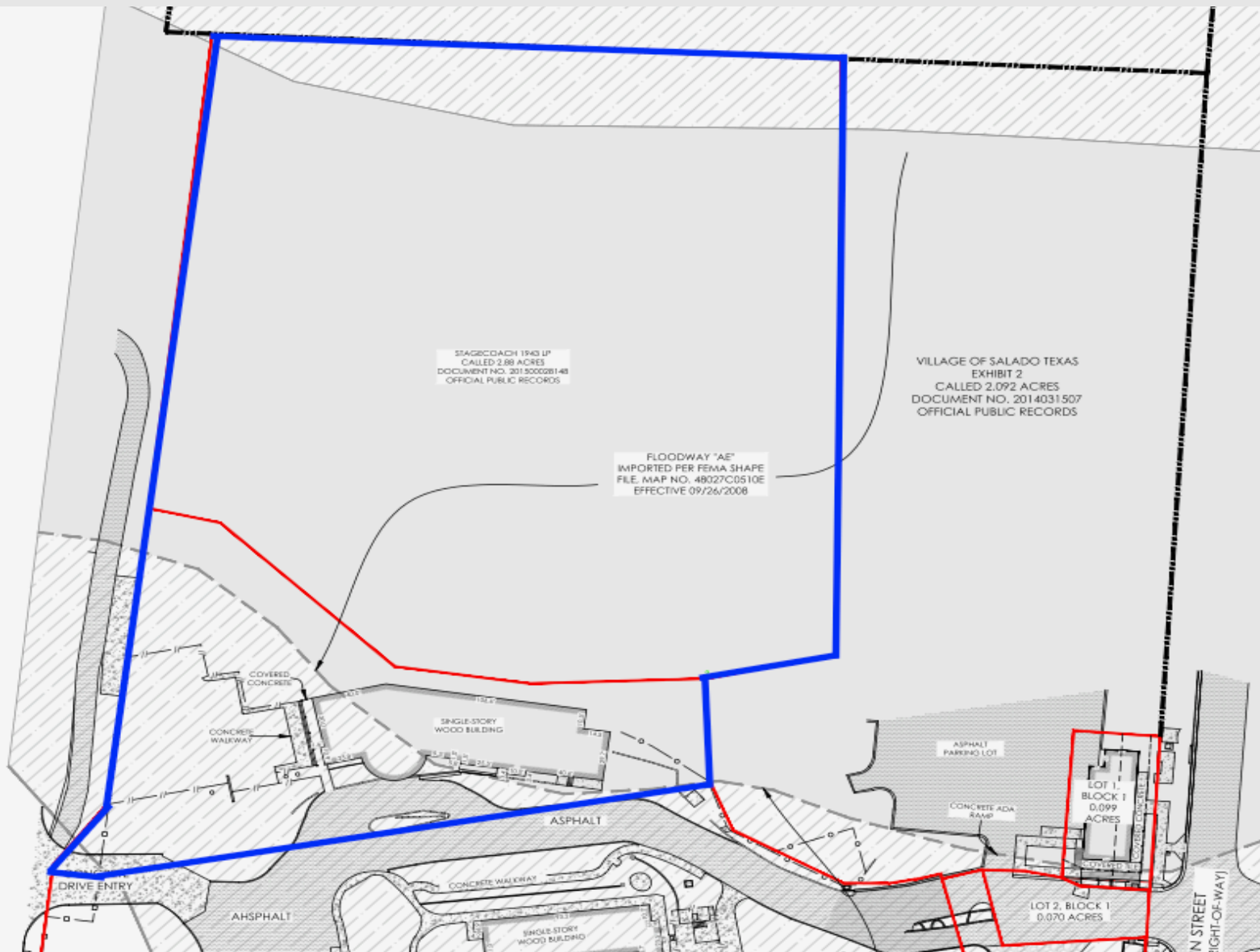


80 S MAIN ST, SALADO TEXAS 76513



401 S Stagecoach Rd

Salado, TX



✉ RYAN@FIRSTTEXAS.COM

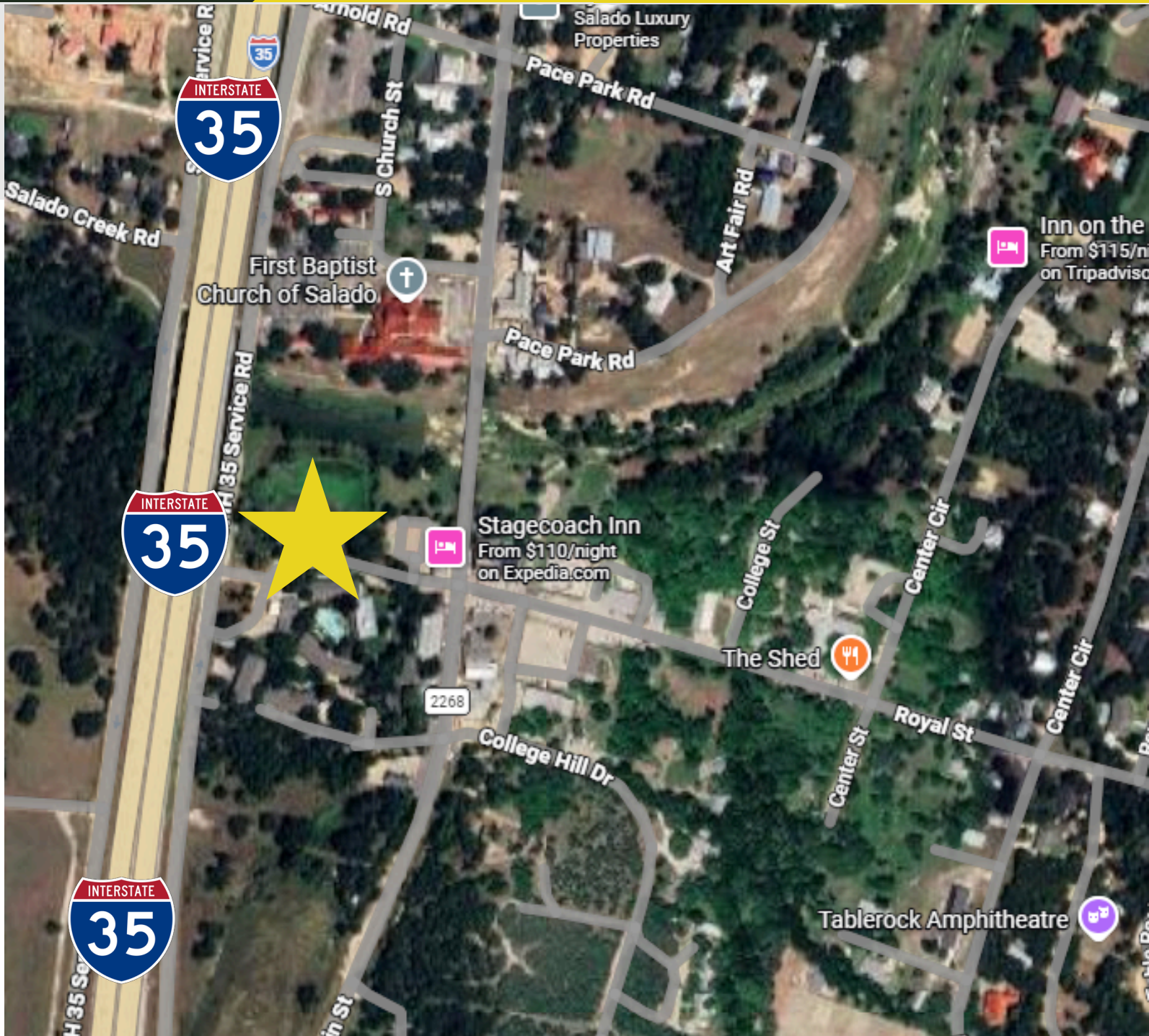
☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513



401 S Stagecoach Rd

Salado, TX



✉ RYAN@EFIRSTTEXAS.COM

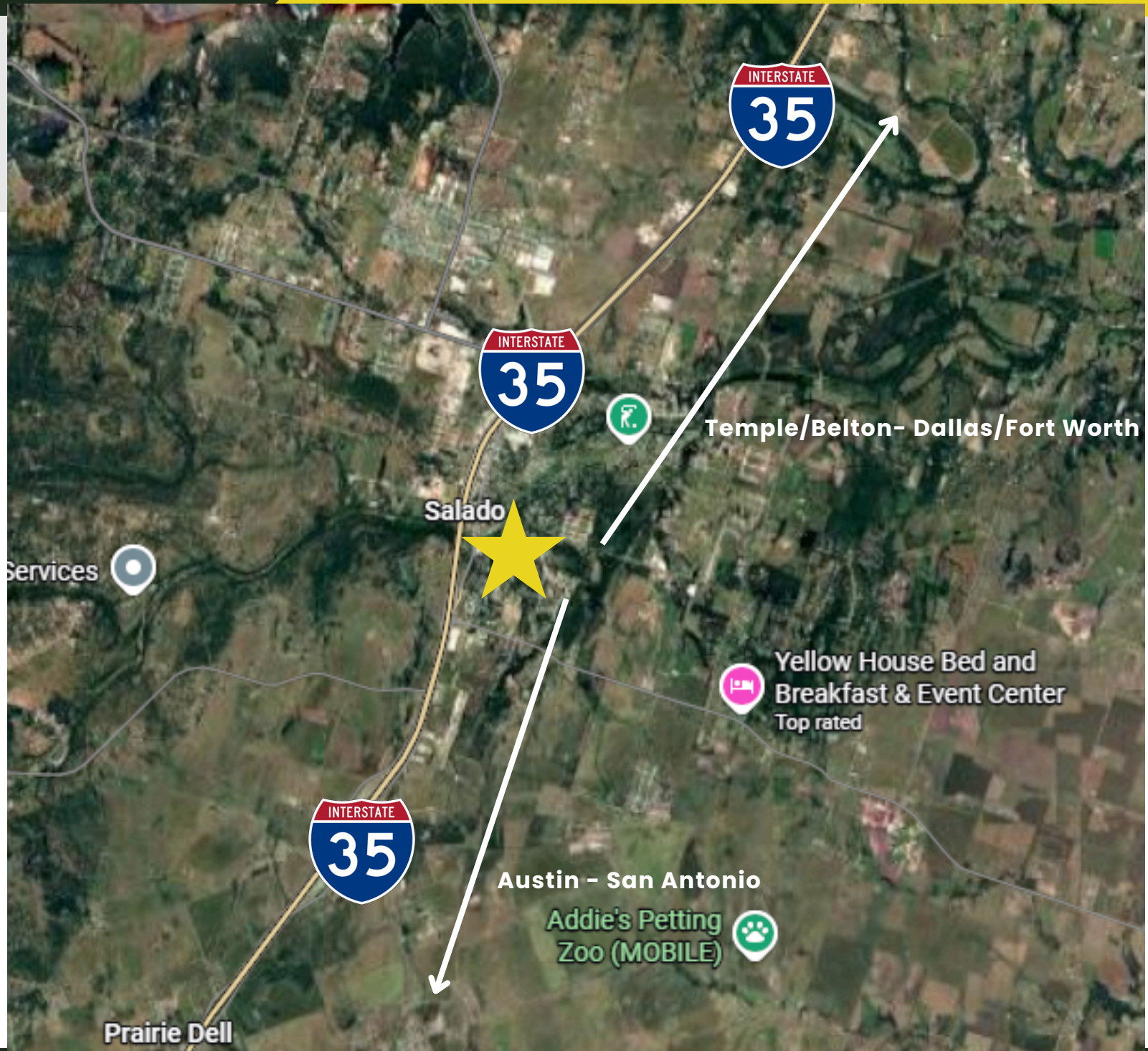
☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513



401 S Stagecoach Rd

Salado, TX



✉ RYAN@EFIRSTTEXAS.COM

☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>First Texas Brokerage Company</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ryan Hodge</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date