

360 Property View

207 W Grand Avenue, Yoakum, Texas 77995

MLS #: 598885

Listing

MLS #: 598885 (Active)

List Price: \$535,000

207 W Grand Avenue Yoakum, TX 77995



Commercial-Improved

List Price: \$535,000
 Orig Price: \$535,000
 Price/SQFT: \$62.15
 County: Dewitt
 Type: Office Building
 #Stories: Two
 #Buildings: 1
 Zoned: Yes
 Zoning Type:
 Apx SqFt: 8,608
 Source SqFt: Appraisal District
 Construction Status: Under Construction

First Right Refusal Option: N/A
 Subdivision: Yoakum
 School District:
 Waterfront: No
 Apx Acreage: 0.161
 Lot Dimensions:
 Year Built: 1894
 Year Built Src: Appraisal District
 In City Limits: Yes

 [Schedule a Showing](#)

Legal Description: PT.2.3 10 YOAKUM T/S BLK 1010

Property ID: 20165

Geo ID: 489000001000022000000

Lot/Block: 1010

Road Frontage: YES

Apx Office SqFt: 570

Apx Retail SqFt: 2,160

Apx Whse SqFt: 768

Avg Ann Gross Inc:

Avg Ann Grs Exp:

Lease Basis:

Net Pass Thru:

Bldg Center Name: PAM WARD REAL ESTATE OFFICE

Lease Type:

Pass Thru Basis:

Access:

Lease Rate:

ETJ: Yes

Front Faces:

FEMA Flood Plain: No

Sprinkler System:

Current Gross:

Owner(s) Legal Name: Bulot Timothy D

Concession: If Yes, the Seller may consider a Buyer concession if it is included in an offer.

Concession In Price:

Earnest Money:

Also For Rent: Yes

Additional MLS#:

Currently Leased:

Documents on File: Aerial Photos, Lead Based Paint Addendum, Seller's Disclosure

Financing Avail: Income/Expense

Sale Type: Resale

Possession: Closing, Funding

Short Sale:

Prospects Exempt: No

Agent Disclosure:

Community Web:

Exemptions:

Listing Type: Exclusive Right to Sell

Multiple PID #'s:

Sale Type: Resale

Taxed by Mult Counties: No

Estimated Tax: \$9,120.00

Tax Annl Amt: \$9,120

Tax Rate: 1.77

Tax Year: 2025

Parking: 16+ Spaces

Constr Materials: 4-Side Masonry

Foundation: Combination

Roof: Flat

Heat: 3+ Units, Central, Natural Gas, Window/Wall

Flooring: Carpet, Ceramic Tile, Marble

Unit(s)

A/C: 3+ Units, Central, Electric, Window/Wall Unit(s)

Rail Service: No

Water/Sewer: City Water, Public Sewer

Attic: Storage Only

Amenities: None

Disability Feat: None

Other Utilities: City Electric, City Garbage, Gas Installed

Water Features/View: None

Topo/Land Desc: 0-.25 Acres, Alley Access

Sale Includes:

Lease Includes: None

Access/Road Surface: City Street

Lockbox Type: Combo

Lockbox Loc: Door-Front

Public Remarks:

Step into a remarkable piece of Yoakum history with this iconic commercial property—the original Yoakum National Bank building, built in 1894 and proudly recognized with a historical marker. Spanning over 8,000 sq ft, this landmark has been over 50% rehabbed, including new plumbing, updated electrical, and a 20-year roof, offering peace of mind while preserving its timeless character. The property is already income producing, with most of the downstairs currently leased and two beautifully finished upstairs apartments also leased, providing immediate cash flow for a new owner. The main level features marble floors and accents, a kitchenette, two half baths, a bar, and five original walk-in vaults—a rare and unforgettable feature that highlights the building's rich banking history. The open layout and high ceilings make the downstairs ideal for offices, retail, boutique storefronts, a tasting room, or an entertainment venue. Upstairs is walk-up only with both front and rear stair access and showcases tall windows that flood the apartments with natural light, creating an inviting residential or studio atmosphere. Located on W. Grand Avenue in downtown Yoakum, this property enjoys excellent visibility, walkability, and proximity to local shops and restaurants. Centrally located less than two hours from Austin, San Antonio, Houston, and Corpus Christi, it offers strong appeal for regional business and tourism. Owner financing is available, making this a rare opportunity to own a historically significant, partially rehabbed, income-producing property in one of Texas's most charming small towns.

Agent Only Remarks:

Both apartments are occupied and 24 hour notice is needed to be seen. The rest of the building can be seen with no notice.

Directions:

Downtown Yoakum between Lott St and Irvine St

Showing Instructions:

Appointment Only, Call Listing Agent, Showing Service

Showing Phone:

Show Phone 2:

DOM: **62** CDOM: **62** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
 List Date: **12/05/2025** Expire Date: **11/30/2026** Off Market Date: Pending Date:

Listing Office: **(V4) The Ron Brown Company**
 Office Phone: **361-575-1446**

List Agent: **Pam Ward**
 Agent Email: **phward513@gmail.com**
 Contact #: **361-293-4885**

Prepared By: Pam Ward

Date Printed: 02/05/2026

Tax

Owner Information

Owner Name:	Bulot Timothy D	Owner Name 2:	Bulot Mary
Mailing Address:	PO Box 430	Mailing Address City & State:	Yoakum Tx
Mailing ZIP + 4:	77995-0430	Owner Occupied:	No

Location Information

School District Name:	Yoakum ISD	Census Tract:	970100
Subdivision:	Yoakum	Carrier Route:	C002

Tax Information

Parcel Number:	20165	Parcel ID:	0020165
Alt. Parcel Number:	48900000100002200000	Tax Appraisal District:	01
Tax Area:	01	Block #:	1010
% Improved:	95		
Legal Description:	PT.2.3 10 YOAKUM T/S BLK 1010		

Assessment & Taxes

Assessment Year:	2025	2024	2023
Market Value - Total:	\$516,150	\$455,960	\$441,750
Market Value - Land:	\$24,500	\$24,500	\$22,950
Market Value - Improved:	\$491,650	\$431,460	\$418,800
Assessed Value - Total:	\$516,150	\$455,960	\$441,750
YOY Assessed Change (\$):	\$60,190	\$14,210	
YOY Assessed Change (%):	13.20%	3.22%	
Tax Year:	2025	2024	2023
Total Tax:	\$9,119.85	\$7,698.02	\$7,221.24
Change (\$):	\$1,422	\$477	
Change (%):	18.47%	6.60%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Dewitt County	Actual	\$1,836.26	.35576
Yoakum ISD	Actual	\$5,387.83	1.04385

Yoakum	Actual	\$1,058.11	.205
Dewitt Co Road #2	Actual	\$154.85	.03
Yoakum Hospital Dist	Actual	\$672.54	.1303
Pecan Valley Water Dis	Actual	\$10.27	.00199

Characteristics

County Use:	Real Commercial	Universal Land Use:	Nursery School
Lots Acres:	0.161	Lot Area:	7,000
Lot Width:	50	Lot Depth:	140
Gross Area:	4,688	Building Sq Ft:	4,688
Garage Size:	0	Year Built:	1920
Building Type:	Day Care Center		

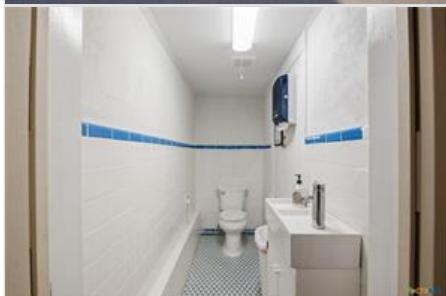
Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Ap	S	3,920			1920	\$243,400

Photos







History


MLS #
598885
DOM
Price \$535,000 **Change Type** New Listing

Effective 12/05/25 **Chg Info** ->A

Chg Timestamp
12/05/25 08:59 AM

Sale History from Public Records

Rec. Date	Sale Date	Doc. #	Document Type
07/17/14	07/14/14	515-382	Warranty Deed

Buyer Name(s)	Seller Name(s)	Multi/Split Sale	Title Company
Bulot Timothy D & Mary Debord	John R & Nancy A		Stewart Title

Information Deemed Reliable But Not Guaranteed