

## 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



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:

FEMA Flood Plain: No

Front Faces:

Current Gross:

Sprinkler System:

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

Possession: Closing, Funding

Sale Type: Resale

Prospects Exempt: No

Short Sale:

Agent Disclosure:

Community Web:

Exemptions:

Listing Type: Exclusive Right to Sell

Multiple PID #'s:

Sale Type: Resale

Tax Annl Amt: \$9,120

Taxed by Mult Counties: No

Estimated Tax: \$9,120.00

Tax Rate: 1.77

Tax Year: 2025

Parking: 16+ Spaces

Constr Materials: 4-Side Masonry

Foundation: Combination

Heat: 3+ Units, Central, Natural Gas, Window/Wall Unit(s)

Roof: Flat

Flooring: Carpet, Ceramic Tile, Marble

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](mailto:phward513@gmail.com)  
Contact #: **361-293-4885**

Prepared By: Pam Ward

Date Printed: 02/05/2026

Tax

## Owner Information

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

## Location Information

School District Name:	<b>Yoakum ISD</b>	Census Tract:	<b>970100</b>
Subdivision:	<b>Yoakum</b>	Carrier Route:	<b>C002</b>

## Tax Information

Parcel Number:	<b>20165</b>	Parcel ID:	<b>0020165</b>
Alt. Parcel Number:	<b>489000001000022000000</b>	Tax Appraisal District:	<b>01</b>
Tax Area:	<b>01</b>	Block #:	<b>1010</b>
% Improved:	<b>95</b>		
Legal Description:	<b>PT.2.3 10 YOAKUM T/S BLK 1010</b>		

## Assessment &amp; Taxes

Assessment Year:	<b>2025</b>	<b>2024</b>	<b>2023</b>
Market Value - Total:	<b>\$516,150</b>	<b>\$455,960</b>	<b>\$441,750</b>
Market Value - Land:	<b>\$24,500</b>	<b>\$24,500</b>	<b>\$22,950</b>
Market Value - Improved:	<b>\$491,650</b>	<b>\$431,460</b>	<b>\$418,800</b>
Assessed Value - Total:	<b>\$516,150</b>	<b>\$455,960</b>	<b>\$441,750</b>
YOY Assessed Change (\$):	<b>\$60,190</b>	<b>\$14,210</b>	
YOY Assessed Change (%):	<b>13.20%</b>	<b>3.22%</b>	
Tax Year:	<b>2025</b>	<b>2024</b>	<b>2023</b>
Total Tax:	<b>\$9,119.85</b>	<b>\$7,698.02</b>	<b>\$7,221.24</b>
Change (\$):	<b>\$1,422</b>	<b>\$477</b>	
Change (%):	<b>18.47%</b>	<b>6.60%</b>	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Dewitt County	<b>Actual</b>	<b>\$1,836.26</b>	<b>.35576</b>
Yoakum ISD	<b>Actual</b>	<b>\$5,387.83</b>	<b>1.04385</b>

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

### Characteristics

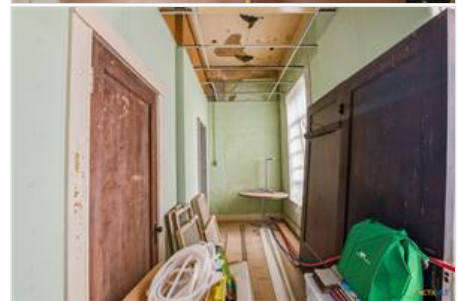
County Use:	<b>Real Commercial</b>	Universal Land Use:	<b>Nursery School</b>
Lots Acres:	<b>0.161</b>	Lot Area:	<b>7,000</b>
Lot Width:	<b>50</b>	Lot Depth:	<b>140</b>
Gross Area:	<b>4,688</b>	Building Sq Ft:	<b>4,688</b>
Garage Size:	<b>0</b>	Year Built:	<b>1920</b>
Building Type:	<b>Day Care Center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

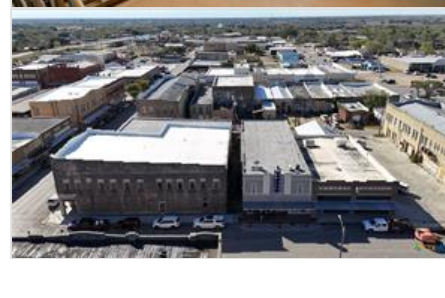
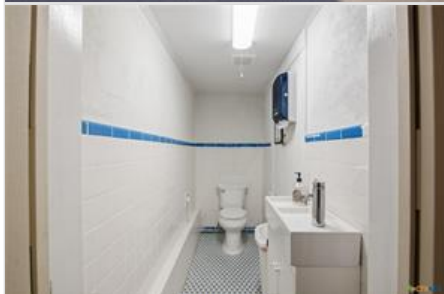
### Building Features

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

#### 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	Buyer Name(s)	Seller Name(s)	Multi/Split Sale	Title Company
07/17/14	07/14/14	515-382	Warranty Deed	Bulot Timothy D & Mary J	Debord John R & Nancy A		Stewart Title

Information Deemed Reliable But Not Guaranteed