

202 N Central Avenue, Knox City, Texas 79529

MLS#: 21386794 **Active**
Property Type: Commercial Sale

202 N Central Avenue Knox City, TX 79529
SubType: Office

LP: \$100,000
OLP: \$100,000

Recent: 09/15/2026 : **NEW**



Low LP: \$/Gr SqFt: \$16.67
Subdivision: None
County: Knox
Country: United States
Parcel ID: [0006810](#)
Lot: **Block:** 26
Legal: BLK 26 E 90' OF LOTS 11 & 12 ORIG KNOX CITY N CENT
Unexmpt Tx: \$189
Spcl Tax Auth: Yes
PID:No

Bldg SF: 6,000/Other
Yr Built: 1940/Estimated/Preowned
Apprsr:
Lot SqFt: 6,534/Estimated
Lot Dim:
Adult Community: **Will Subdiv:** No
Gross SqFt: 6,000
Zoning: Commercial
Mult Zone: No
Units: 2
Acres: 0.150
#Stories: 3

General Information

Gross Income:	\$0	Leasable SqFt:	4,500	Avg Monthly Lease:
Net Income:	\$0	Leasable Space:		Spaces Leased:
Annual Expenses:	\$0	Lease Expire Date:		Occupancy Rate:

Features

Building Use:	Office/Warehouse	Ceiling Height:	8 to10 Feet, 11 to 14 Feet
Inclusions:	Building Only	Flooring:	Concrete, Wood
Lot Size/Acre:	Less Than .5 Acre (not Zero)	Heating:	None
Topography:		Cooling:	None
Soil:			
Rd Front Desc:	Highway	Owner Pays:	
Tenant Pays:	All Utilities	Tot Ann Exp Inc:	
Foundation:	Slab	Lease Desc:	
Construction:	Brick	Special Notes:	
Roof:	Flat	Possession:	Closing/Funding
Walls:	Brick		
Freight Doors:			
Street/Utilities:	All Weather Road, City Sewer, City Water, Concrete, Electricity Available		
Showing:	Appointment Only, Go - Key Box		
Parking/Garage:	On Street		

Remarks

Property Description: This building offers a variety of possibilities for commercial use. Large rooms, tall ceilings, and a beautiful mural are among the first features you'll notice upon entering. As you make your way upstairs, you'll find additional rooms that could be used for office space, apartments, storage, or other business needs. The third floor includes a shower with recently updated PEX plumbing. The connected building to the north also conveys with the purchase; however, please do not attempt to enter that building due to safety concerns. Located on the busiest street in town, this property offers an excellent opportunity to bring your business idea to life in a versatile and historic building. According to the seller, the building qualifies for a historical marker and may also qualify for a Chisholm Trail Grant and a historical society grant. Buyers are encouraged to verify eligibility and grant requirements with the appropriate organizations.

Excludes: Contents of safe room

Public Driving Directions: Turn north from E Main St onto Central Ave, continue one block, building on left. Building has sign that reads City Hall

Private Rmks: Inherited property, neither seller nor agent has prior knowledge of property.

IntraOffice Remarks: North building's floor is not study, please do not enter.

Financial Information

Loan Type:	Treat As Clear	Bal:		Payment:	
Pmt Type:		Lender:		Orig Date:	
Seller Concessions:				2nd Mortg:	No

Agent/Office Information

CDOM:	7	DOM:	7	LD:	09/15/2026	XD:	09/15/2027
List Type:	Exclusive Right To Sell						
Listing Team:	Sunset Realty Team (534692014)						
List Off:	City Real Estate (CREM07) 512-750-4421			LO Fax:	Brk Lic: 9000342		
LO Addr:	108 S Beaton Street Suite #K Corsicana, Texas 75110			LO Email:	wayne@waynenorcross.com		

List Agt: [Jenna Searcey \(0706505\)](#)
LA Email: jenna@jennasearcey.com
LA Website:
Off Web: www.citytxrealestate.com

LA Cell: 940-203-3154 **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/
LO Sprvs: Janie Hendrix (0532708) 817-271-0720

Showing Information

Call:	Agent	Appt:	(800) 257-1242	Owner Name:	Linda Royall
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Vacant - Go & Show. Keybox on East side.				
Show Allowed:	Yes				
Show Svc:	BrokerBay				
Occupancy:	Vacant				
Showing:	Appointment Only, Go - Key Box				

Open House:

Prepared By: Jenna Searcey City Real Estate on 09/22/2026 14:55

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