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104 North Nugent Avenue

JOHNSON CITY, TEXAS

104









# Prime Historic Commercial Opportunity

Prime Historic Commercial Opportunity in the Heart of Johnson City, Texas. Located on one of the main thoroughfares of downtown Johnson City, this rare historic property offers a blank slate in a thriving, fast-growing Hill Country destination. Built in 1940 as the town's original movie theatre, this iconic structure still houses vintage projection equipment, providing a unique opportunity to honor the past while shaping the future. Positioned along the popular Texas Wine Trail, this property is surrounded by a steady flow of tourists, wine lovers, and day-trippers exploring the best of the Hill Country. Whether you're envisioning a retail boutique, art gallery, tasting room, restaurant, or even a mixed-use space with residential living, this building is ready to be reimagined. With excellent visibility, this prime commercial location combines small-town charm with endless potential. Johnson City's vibrant community and growing popularity as a Hill Country destination make this a strategic investment opportunity for entrepreneurs, restaurateurs, and visionaries alike. Don't miss your chance to own a piece of local history-and shape its future.





# 104 North Nugent Avenue

JOHNSON CITY, TX 78636

2,775 Square Feet

0.06 Acre

Price Upon Request



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