



# PROPERTY SUMMARY

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| <b>PROPERTY:</b>    | <b>108 McCubbin Street, Valley View</b>   |
| <b>ADDRESS:</b>     | 108 McCubbin Street, Valley View, TX 76272  |
| <b>TYPE/ZONING:</b> | C2- Commercial District General (Cooke County)<br>Retail   Convenience store   Office   Medical   Mixed use   Restaurant<br> Automotive |
| <b>AVAILABLE:</b>   | 3,900SF retail on 0.50 Acres (21,780sf) of Commercial Retail  |
| <b>UTILITIES:</b>   | All essential utilities available on the street, including water, sewer, electricity.   |
| <b>SALES PRICE:</b> | \$399,000 (\$102/sf)  |
| <b>TERMS:</b>       | Cash at Closing   |
| <b>LISTED:</b>      | LoopNet, Costar, Crexi, and many other sites  |

## DETAILS:

Located in the historic heart of Valley View, 108 McCubbin Street sits within the town's revitalizing downtown square. The district has evolved into a mixed-use, experience-oriented environment, anchored by established local favorites including Bluebonnet Cafe, Firelight Vineyards, 1845 Bar & Lounge, and the City of Valley View municipal offices. This blend of hospitality, boutique retail, and civic uses supports a stable and diverse commercial base that continues to gain momentum. The building is one of only two properties in downtown Valley View with grandfathered historic signage rights, allowing for a rare erected/pylon sign.

108 McCubbin Street offers small-town accessibility while remaining strategically connected to major regional corridors. Located just west of I-35, the property provides convenient access to Gainesville, Denton, and the broader Dallas–Fort Worth Metroplex. This positioning makes the site attractive to local-serving businesses, destination concepts, and investors seeking long-term upside along a primary North Texas growth corridor.

Valley View is benefiting from expanding economic activity and infrastructure investment across North Texas, including:

- H-E-B's 600+ acre supply chain campus land acquisition in Valley View
- Continued I-35 corridor logistics and employment expansion
- Ongoing agricultural-to-residential land conversions north and south of the city

Additionally, large master-planned communities in surrounding markets reinforce the broader North Texas growth trajectory pushing population, employment, and commercial demand north along the I-35 corridor—directly benefiting strategically located communities like Valley View.

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