

Bowling Alley with Full-Service
Bar and Expansion Opportunities

32,463 Square Feet
on 4.41 Acres

900 West Corsicana Street,
Athens, Texas 75751



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More Info

Site Summary: 900 West Corsicana Street, Athens, Texas 75751



Turn-Key bowling alley/bar/entertainment center in the heart of charming Athens, Texas for sale. Fully operational 22 lane bowling alley with a variety of additional revenue stream outlets including retail pro shop and full-service kitchen/bar. Expansion opportunity for mini golf, pickleball, carting, escape room and more!

Property size

32,463 Square Foot Building
on 4.41 Acres

Features

22 Lane Bowling Alley, Retail Pro Shop, Snack Bar, Full Service Bar, Game Room and Event Spaces

Zoning

City of Athens Commercial

Access

Located on TX-31 Business E/W
Corsicana Street

Visibility

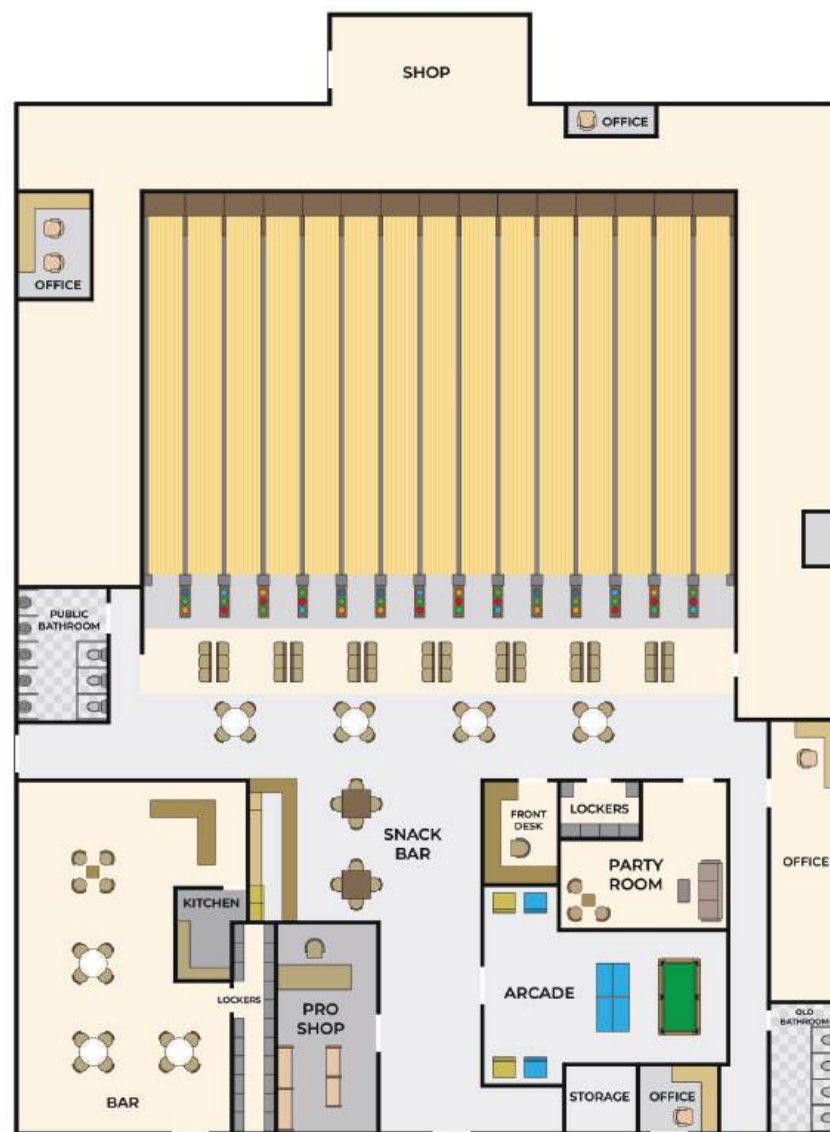
7,794 TxDOT average daily traffic count

Pricing

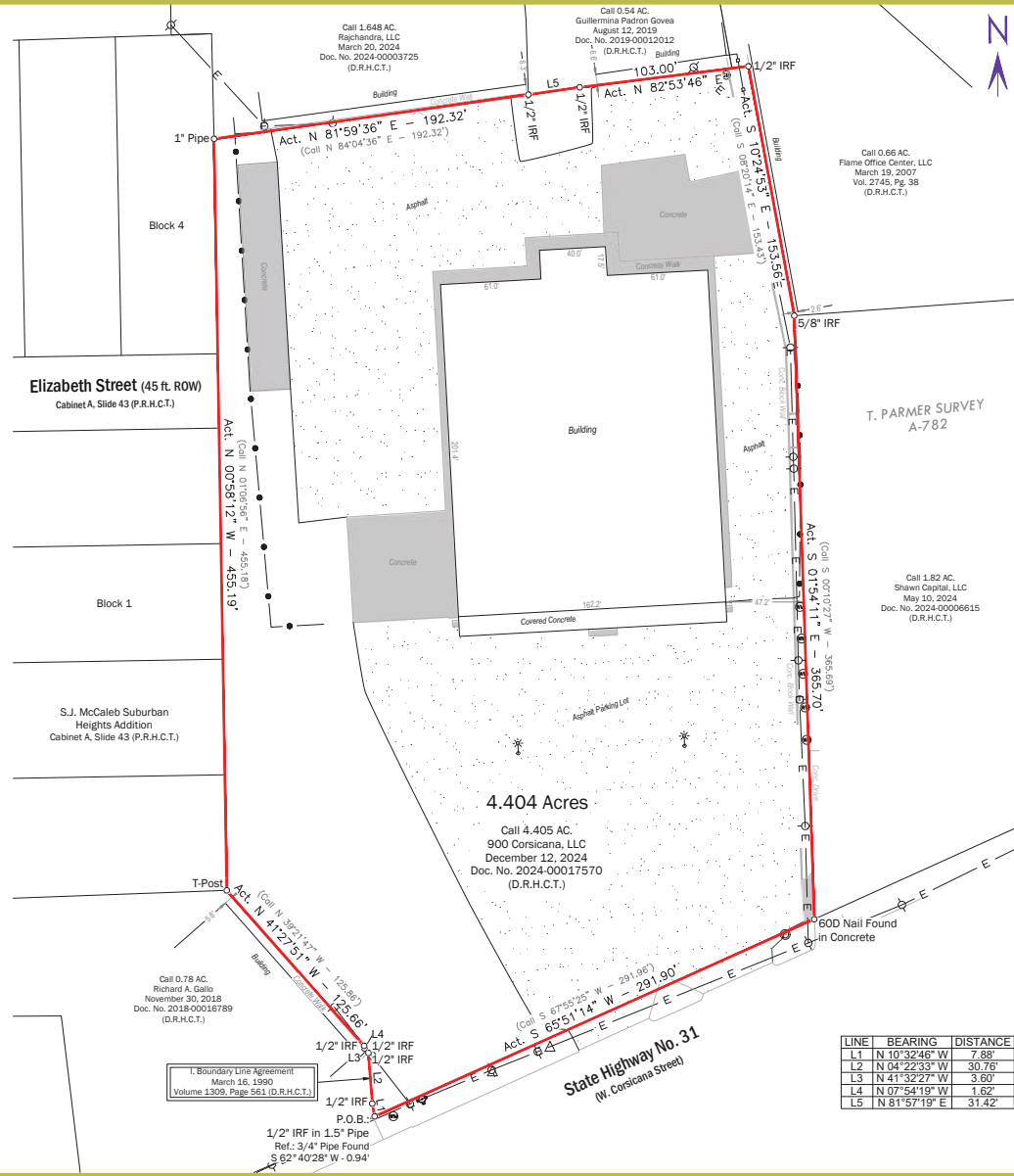
Call or text broker for pricing



Floor plan: 900 West Corsicana Street, Athens, Texas 75751



Site Survey: 900 West Corsicana Street, Athens, Texas 75751



Photos : 900 West Corsicana Street, Athens, Texas 75751



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Expansion conceptual: 900 West Corsicana Street, Athens, Texas 75751



Property Details: 900 West Corsicana Street, Athens, Texas 75751

Property Details

- 22 Lane Bowling Alley
- Retail Pro Shop
- Snack Bar
- Full Service Bar
- Game Room and Event Spaces
- Number of Buildings – 1
- Total Square Feet – 32,463
- Finish - Move In Ready
- Year Build – 1960
- Lot Size – 4.41 Acres
- Zoning – Commercial

Parking

- Parking Spaces – 80+
- Parking Surface – Asphalt
- Sign - 30 Feet with Marquee

Features

- Electrical - (Power to choose deregulated)
- Water Source – City of Athens
- Waste – City of Athens

Specifications

- Construction – CMU Block with Steel
- Power – 600 Amp
- Sprinklers – In Kitchen Area
- Roof Type – TPO
- Roof – Repaired 2025 - Serviceable Condition
- Gutters - Partial
- HVAC Unit – 3 Commercial Systems

Tenant Details

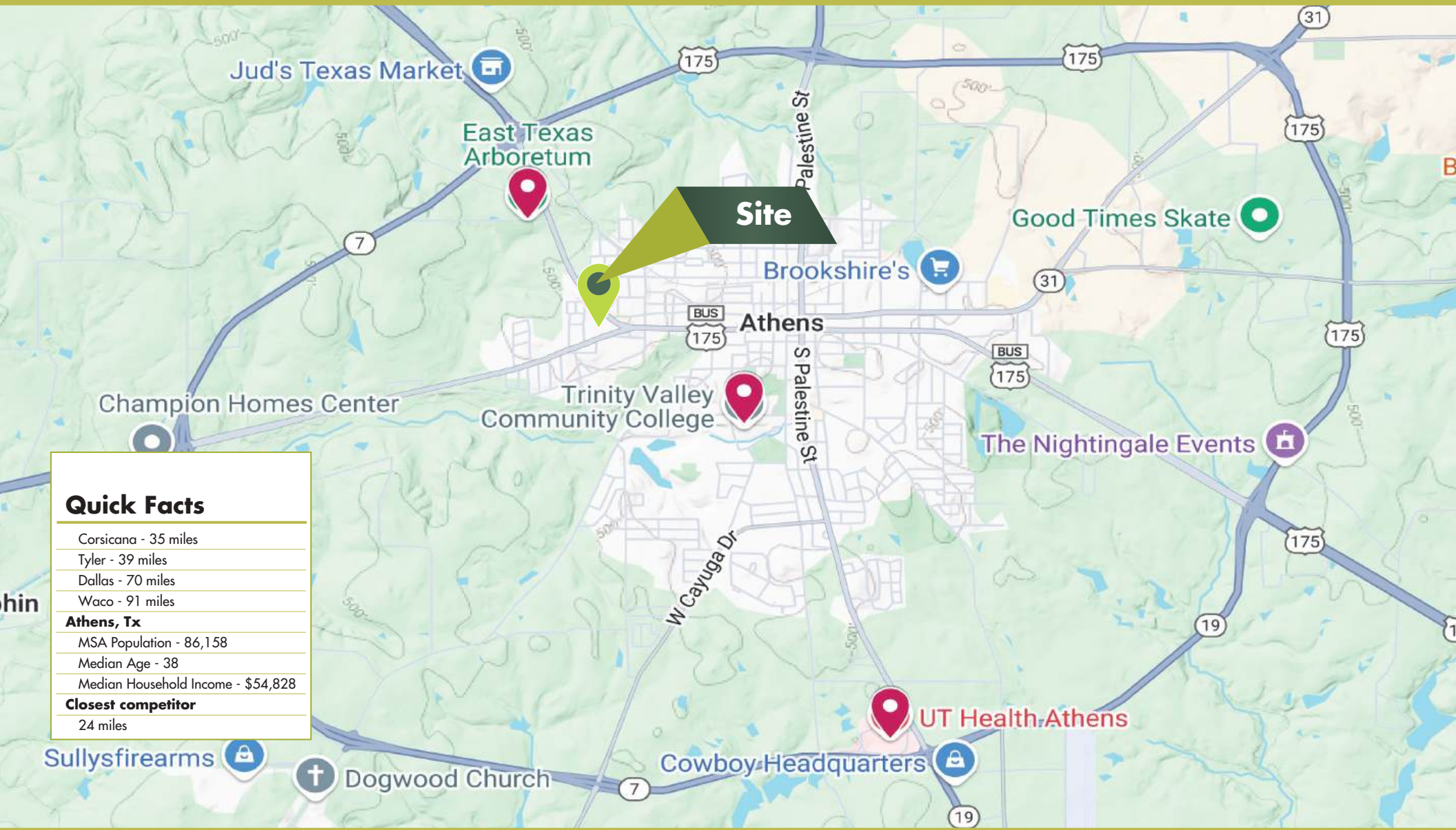
- Type of Ownership – Fee Simple
- Building Class – C
- Tenancy – Vacant Single Tenant
- Market – Athens, North East Texas
- Current Taxes – \$15,233

Expansion Concepts

- Mini Golf
- Pickel Ball
- Volleyball
- Drive In Movies
- Event Venue
- Escape Room
- Break Room
- Slatter Paint Room
- Axe Throwin



Regional Map : 900 West Corsicana Street, Athens, Texas 75751





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Olivos Group</u>	<u>567377</u>		<u>(512)887-1888</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Shaw</u>	<u>494926</u>	<u>Matt.Shaw@OlivosGroup.com</u>	<u>(512)887-1888</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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Broker Services