

# FOR SALE

111 & 113 S. Lamar Dr  
Eastland, Texas 76448  
10,300 SF



## PROPERTY INFORMATION

- Historic all brick asset, completely renovated 2021
- West side of courthouse square
- Bar/Cafe, dual entrances, turnkey occupancy
- Professionally designed and decorated
- Branded restaurant campaign transferable
- Energy efficient utilities, LED lighting
- All suites and units set up for triple net leases
- 2nd story with four residential A+ executive rentals
- Residential Separate Entrance
- Roof replaced in 2022



RACHEL BOELTER, CCIM

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## Interior



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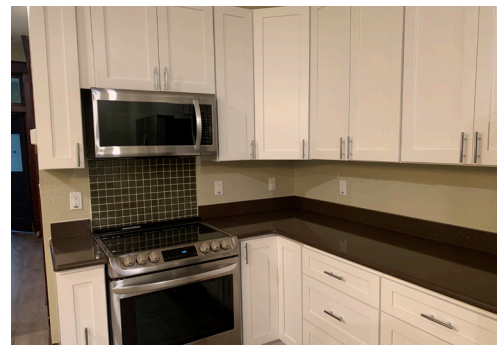
## Property Overview

111 S. Lamar - First Floor Restaurant is Branded 5,500 sq. ft. turn-key Restaurant and Bar featuring a 800 sq. ft. “banked out” culinary kitchen, as well as a party room with catering kitchen and separate lunch counter/coffee bar. It’s authentic, upscale antique lighting and décor welcomes guests from two separate entrances (bar side patio with gas fire pit and café entrance) under the recognizable 1918 brick store front cedar canopy. 3 HVAC 2021 dated 16 SEER Systems, Gas and 2 Electric Instant Hot Water, 2 Water Filter Systems, Established Triple Net Metering for both Suites, can be occupied as single or Dual Lease. Toast Point of Sale System with 6 handhelds, and two counter-top registers are included. Located on the west side of Eastland’s Historic Courthouse Square, and just one mile off the I-20 Interstate is Instagram ready and waiting for the perfect operator.

The Beard Building is built waiting for a highly qualified restauranter interested in operating a valued business concept, engaging the local community and fulfilling a need for quality dining on the square. The lease includes everything necessary to make your dreams come true. Including DBA for “Beard’s Wheat and Rye”, Professional designed LED Building Signage, Website, Facebook, Logos, Merchandise Concepts and active Billboard on Eastbound Hgwy 20.

113 S. Lamar – 2nd story Energy Efficient, historic Apartment Residences completely Renovated in 2021, 16 SEER HVAC Systems, Instant Gas Hot Water, LED electric, replaced plumbing, electric, LG suite of Appliances.

Palo Pinto Mountain State Park will be opening in 2025 with an expected 75,000 guests expected to participate in its hiking trails, 50 acre lake, and camping park. Located in nearby Mineral Wells it is located just 23 miles from Eastland.



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## Market Overview

### 2023 Population

2 miles 3,845

5 miles 4,595

10 miles 11,817

### 2028 Population Projection

2 miles 3,767

5 miles 4,498

10 miles 11,738

### Average Household Income

2 miles \$61,581

5 miles \$64,001

10 miles \$62,450

### Median Age

2 miles 39

5 miles 40

10 miles 41



## Top Eastland Employers



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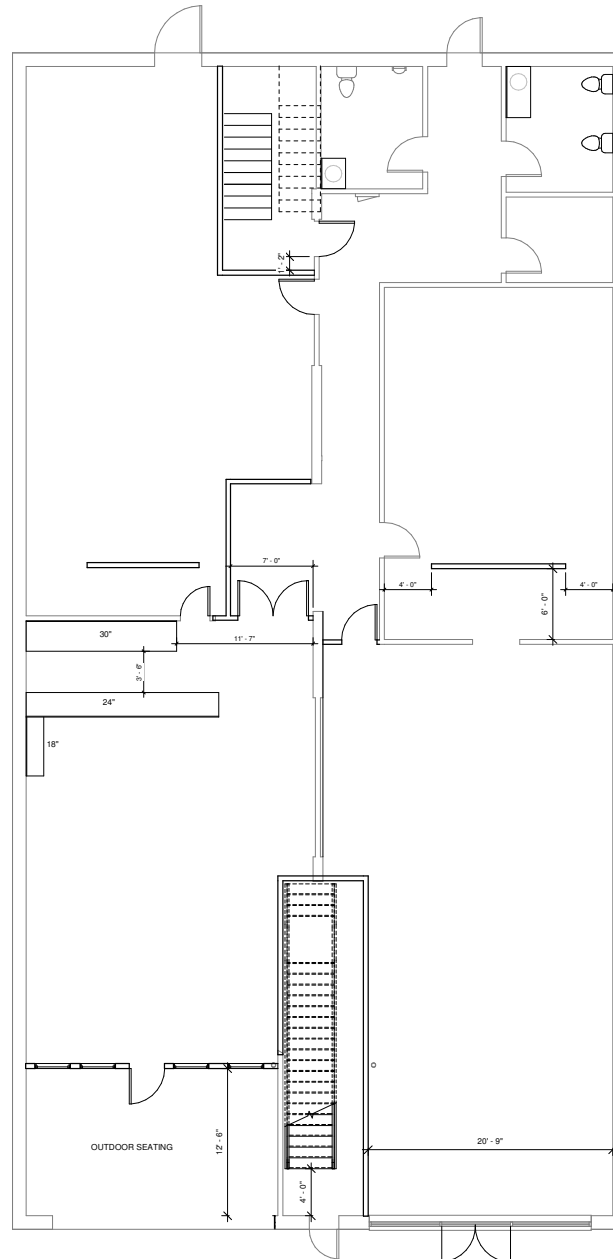


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## 1st Floor



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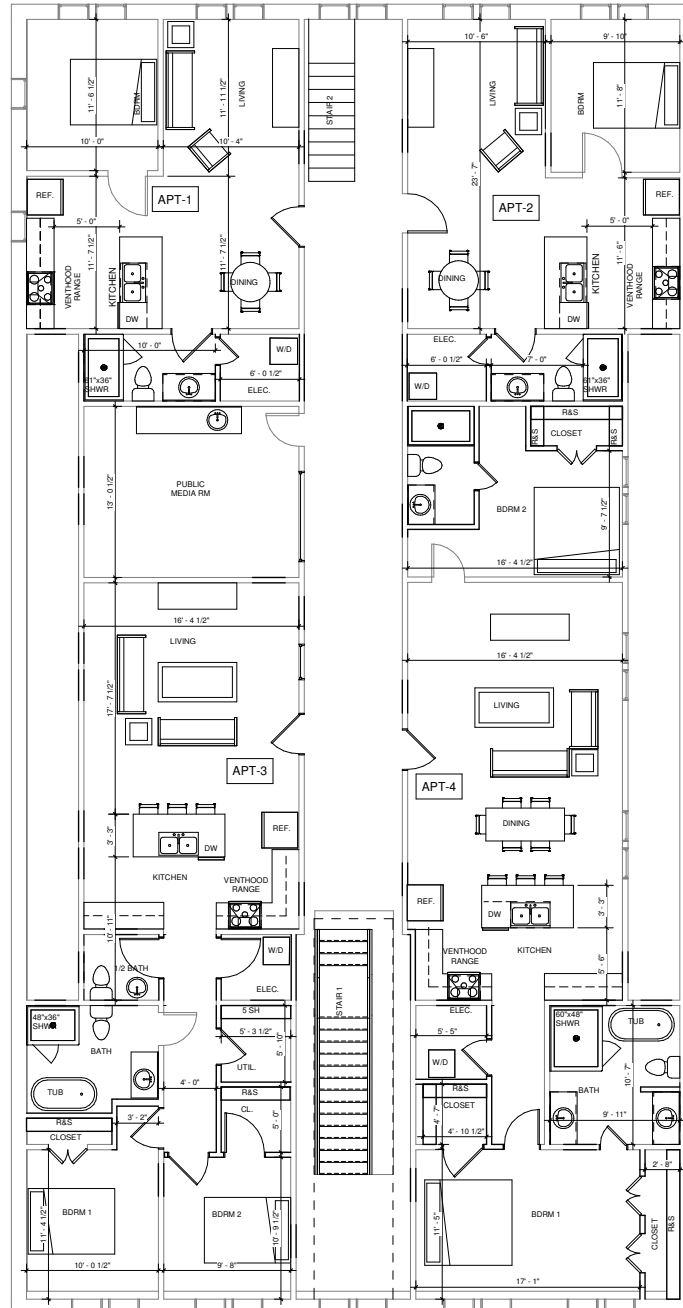


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## 2nd Floor



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## Eastland Overview

Nestled in the heart of Texas, boasts a unique blend of rich history and modern charm. With its picturesque landscapes dotted by rolling hills and vast expanses of ranchlands, Eastland offers residents and visitors alike a serene escape from the hustle and bustle of city life. The town's vibrant community spirit is palpable, evident in its lively local events and friendly neighborhoods. From quaint downtown streets lined with historic buildings to bustling shops and restaurants, Eastland exudes a welcoming ambiance. Renowned for its hospitality, the town embraces visitors with open arms, inviting them to experience its small-town charm and Southern hospitality. Whether exploring the scenic countryside or immersing oneself in the town's cultural heritage, Eastland presents a captivating destination that captures the essence of Texas living.

Each year, the vibrant community of Eastland, TX, eagerly anticipates the Rip's Ribs Cook-off, a beloved event that celebrates food, wine, and jazz in a delightful fusion of flavors and music. Named in honor of "Old Rip," the legendary horned toad, this bash pays homage to a remarkable tale of resilience and unexpected discovery. Decades ago, as the courthouse in Eastland was sealed for demolition, "Old Rip" was placed within its walls, only to astonish everyone when he was found alive 31 years later. This remarkable story has become a cherished part of Eastland's folklore, symbolizing the town's enduring spirit and the surprises that lie within its historic fabric. Against the backdrop of live jazz music and the aroma of sizzling ribs, attendees come together to celebrate community, culture, and the enduring legacy of "Old Rip."



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## Approved by the Texas Real Estate Commission for Voluntary Use

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

## INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner,
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

