



**Tim Canterbury**  
Great Western Realty  
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972-974-5713

113 W Decatur Street, Chico, Texas 76431

**MLS#:** 21000152 **Active**  
**Property Type:** Commercial Sale

**113 W Decatur Street Chico, TX 76431-1950**  
**SubType:** Business

**LP:** \$299,000  
**OLP:** \$325,000



**Low LP:** **\$/Gr SqFt:** \$107.86  
**Subdivision:** Original Chico  
**County:** Wise  
**Country:** United States  
**Parcel ID:** [769295](#)  
**Parcel ID 2:** 769296  
**Lot:** 7,8,9 **Block:** 2  
**Legal:** LOT 7 & 8 BLK 2 ORIGINAL CHICO and LOT 9 BLK 2  
**Unexmpt Tx:** \$2,961  
**Spcl Tax Auth:** No

**Lake Name:**  
**Plan Dvlpm:**  
**MultiPrcl:** Yes **MUD Dst:** No  
**PID:** No

**Bldg SF:** 2,016/Public Records  
**Yr Built:** 1960/Public Records/Preowned  
**Apprsr:**  
**Lot SqFt:** 8,276/Public Records  
**Lot Dim:**  
**Adult Community:** **Will Subdiv:**  
**Gross SqFt:** 2,772  
**Zoning:** Commercial District  
**Mult Zone:** No  
**# Units:** 2  
**Acres:** 0.190  
**#Stories:** 1

#### General Information

**Business Name:** Trophy Shop  
**Gross Income:** \$0  
**Net Income:** \$0  
**Annual Expenses:** \$0

**Min Lse Rt (SF/MO):**  
**Leasable SqFt:** 2,772  
**Leasable Space:**  
**Lease Expire Date:**

**Max Lse Rt (SF/MO):**  
**Avg Monthly Lease:**  
**Spaces Leased:**  
**Occupancy Rate:**

#### Features

**Building Use:** Bar/Taverns, Beauty/Barber, Building Services, Food Service, Laundromat, Medical, Office, Office/Warehouse, Restaurant, Retail, Wholesale, Other  
**Inclusions:** Building Only  
**Lot Size/Acre:** Less Than .5 Acre (not Zero)  
**Topography:**  
**Soil:**  
**Rd Front Desc:** City Street, Curbs/Gutters, Sidewalk  
**Tenant Pays:** All Utilities  
**Foundation:** Slab  
**Construction:** Brick, Metal Siding  
**Roof:** Metal  
**Walls:** Brick, Metal  
**Freight Doors:**  
**Street/Utilities:** Asphalt, City Sewer, City Water, Concrete, Curbs, Electricity Connected, Sidewalk  
**Showing:** Appointment Only, Showing Service  
**Parking/Garage:** Additional Parking, Aggregate, Asphalt, On Site, On Street, Other, Outside, Private, Unassigned

**Ceiling Height:** 8 to10 Feet  
**Flooring:** Carpet, Varies, Vinyl  
**Heating:** Central, Electric  
**Cooling:** Central Air, Electric  
**Owner Pays:** All Utilities  
**Tot Ann Exp Inc:**  
**Lease Desc:**  
**Special Notes:** Aerial Photo  
**Possession:** Closing/Funding, Negotiable

#### Remarks

**Property Description:** Rare opportunity! Up to 2772 sqft of functional storefront located in the southwest corner of the Chico town square. Are you looking for daily drive-by and foot traffic? You need to look no further. This property is located walking distance from the US Post Office, the Chico Public Library, popular dining, banking, groceries, the Senior Center, the hardware store, the Chico florist, churches, parks, & other various storefronts. You will get daily drive-by and foot traffic. What you will find inside: This property currently has a front showroom, multiple office or workspace areas, 3 bathrooms, areas, a kitchenette area, & designated storage areas. You will see large storefront windows across the front of the building, with 4 entry or exit points, two in the front, one in the back, and one of the west side. It comes with private parking located behind the building & public parking located in the front of the building. This Commercial site offers so much for any number of business plans, the sky is the limit. This sale contains two separate tax ID's to make one contiguous property, willing to sell individually if desired. Wise county tax ID 769295 (2016 sqft, .12 acres, legal description LOT 7 & 8 BLK 2 ORIGINAL CHICO) & tax ID 769296 (756 sqft, .09 acres, LOT 9 BLK 2 ORIGINAL CHICO). Call the listing agent or your buyer's agent to set up a tour today.

**Public Driving Directions:** Located on the corner of W Decatur St & S Buffalo St. GPS address 113 West Decatur St, Chico, TX

#### Financial Information

**Loan Type:** Treat As Clear  
**Pmt Type:**  
**Seller Concessions:** Yes

**Bal:**  
**Lender:**

**Payment:**  
**Orig Date:** **2nd Mortg:** No

#### Agent/Office Information

**CDOM:** 184

**DOM:** 184

**LD:** 07/14/2025 **XD:** 01/31/2026



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**List Type:** Exclusive Right To Sell

**List Off:** [Great Western Realty \(GWR01C\)](#) 817-689-2888

**LO Addr:** 6275 W Plano Parkway Suite 500 Plano, Texas 75093

**List Agt:** [Tim Canterbury](#) (0627117) 972-974-5713

**LA Email:** [tcanterbury@gwrealty.com](mailto:tcanterbury@gwrealty.com)

**LA Website:**

**LO Fax:**

**LO Email:**

**LA Cell:**

**LA Othr:** 972-974-5713

**LO Sprvs:** Russell Berry (0509898) 817-689-2888

**Brk Lic:** 0509898

**LA Fax:**

**LA/LA2 Texting:** Yes/

### Showing Information

**Call:** Showing Service

**Keybox #:** 000

**Show Instr:**

**Show Allowed:** Yes

**Show Srvc:** ShowingTime, BrokerBay

**Occupancy:** Owner

**Showing:** Appointment Only, Showing Service

**Surveillance Devices Present:** Audio, Video

**Consent for Visitors to Record:** Audio, Video

**Appt:** 817-858-0055 X:800257

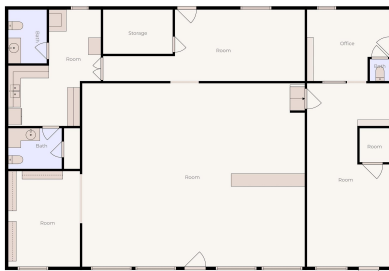
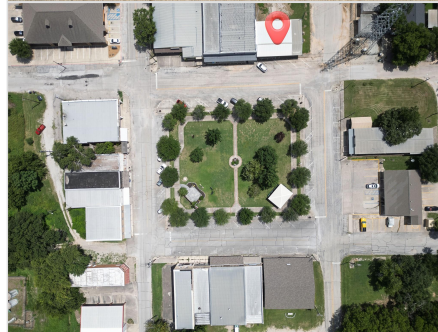
**Keybox Type:** Combo

**Owner Name:** Amelia Melendez

**Seller Type:** Standard/Individual

**Open House:**

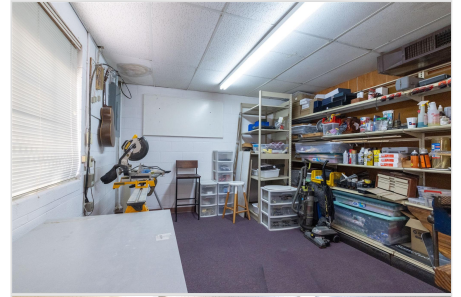
Prepared By: Tim Canterbury Great Western Realty on 01/14/2026 12:41



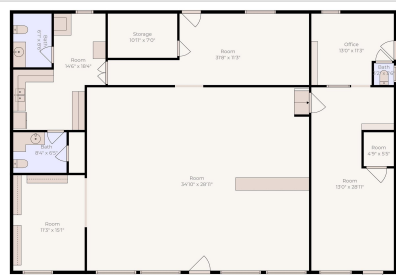




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