



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
Unexempt Tx: \$2,961
Spcl Tax Auth: No **PID:** No

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

Ceiling Height: 8 to10 Feet

Lot Size/Acre: Less Than .5 Acre (not Zero)

Flooring: Carpet, Varies, Vinyl

Topography:

Heating: Central, Electric

Soil:

Cooling: Central Air, Electric

Rd Front Desc: City Street, Curbs/Gutters, Sidewalk

Tenant Pays: All Utilities

Owner Pays: All Utilities

Foundation: Slab

Tot Ann Exp Inc:

Construction: Brick, Metal Siding

Lease Desc:

Roof: Metal

Special Notes: Aerial Photo

Walls: Brick, Metal

Possession: Closing/Funding, Negotiable

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

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

Bal:

Payment:

2nd Mortg: No

Pmt Type:

Lender:

Orig Date:

Seller Concessions: Yes

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

LA Website:

LO Fax:

Brk Lic: 0509898

LO Email:

LA Cell:

LA Fax:

LA Othr: 972-974-5713

LA/LA2 Texting: Yes/

LO Sprvs: [Russell Berry \(0509898\) 817-689-2888](#)

Showing Information

Call: Showing Service

Appt: 817-858-0055 X:800257**Owner Name:** Amelia Melendez

Keybox #: 000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr:

Show Allowed: Yes

Open House:

Show Srvc: ShowingTime, BrokerBay

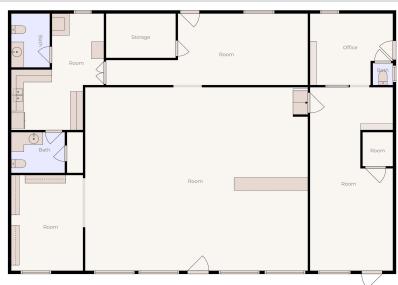
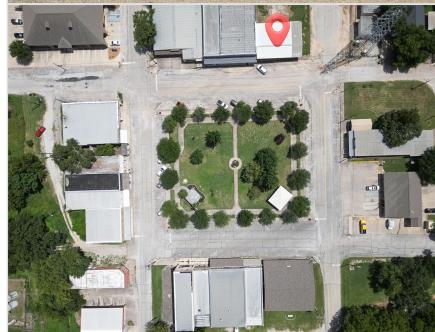
Occupancy: Owner

Showing: Appointment Only, Showing Service

Surveillance Devices Present: Audio, Video

Consent for Visitors to Record: Audio, Video

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



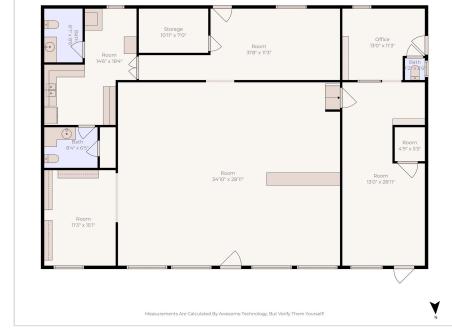


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