

6,838 SF Retail Building WITH 1.07AC FOR SALE

GOLDEN  REALTY

215 NE 27th Ave, Mineral Wells TX



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EXECUTIVE SUMMARY

Capitalize on a rare investment opportunity at 215 NE 27th Ave, Mineral Wells, TX, home to the thriving Kirin Asian Buffet! Strategically located in the heart of Mineral Wells—a rapidly growing community west of Fort Worth—this commercial property is perfectly positioned to benefit from the region's economic boom. With Weatherford and Mineral Wells emerging as the next hot spots for business and development, this high-traffic location offers unmatched potential for investors or restaurateurs. Whether you're seeking to purchase the real estate as a passive investment with the current owner continuing to operate the successful buffet or acquire both the property and business to launch a new culinary concept, this is your chance to invest in a future economic powerhouse.

This commercial space is designed for seamless restaurant operations, featuring a fully equipped commercial kitchen with top-of-the-line appliances for high-volume food preparation, a spacious dining area ideal for buffet-style service or large gatherings, and a convenient drive-through lane to attract on-the-go customers. The versatile layout supports a variety of dining concepts, from Asian cuisine to fast-casual or family-style restaurants, making it a prime choice for diverse business models. Ample parking ensures guest accessibility, enhancing the property's appeal in this bustling area.

Mineral Wells is a welcoming community with a median home price of \$205K, reflecting an affordable and attractive market for businesses. With the region west of Fort Worth experiencing continuous economic growth, Mineral Wells and nearby Weatherford are becoming the next economic hotspots, drawing investors and entrepreneurs. This property at 215 NE 27th Ave is a unique opportunity to invest in the heart of this dynamic dining scene, with the flexibility to align with your investment goals. Whether you're seeking a hands-off real estate venture or the chance to create a new dining destination, this property is your gateway to success in a booming market!

Key features include:

- Prime Location: High visibility and accessibility in a vibrant Mineral Wells neighborhood, poised for growth.
- Fully Equipped Kitchen: Commercial-grade appliances ready for high-volume operations.
- Large Dining Area: Spacious and adaptable for buffets, large parties, or reconfigured layouts.
- Drive-Through Lane: A valuable feature for added convenience and revenue potential.
- Booming Region: Located in Mineral Wells, part of the thriving economic corridor west of Fort Worth, alongside Weatherford, attracting businesses, residents, and tourists.
- Investment Options:
 - Real Estate Only: Purchase the property as a passive investment, with the current owner of Kirin Asian Buffet continuing to operate, providing steady rental income in a high-growth market.
 - Real Estate and Business: Acquire both the property and the established Kirin Asian Buffet business to continue its success or reimagine the space with a fresh culinary vision.

ABOUT MINERAL WELLS TX

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- **Airport Expansion:** The Mineral Wells Regional Airport has seen a 20% increase in operations (from 19,000 to 24,800 annually)
- **The Baker Hotel Restoration:** The iconic Baker Hotel, a 200,000-square-foot historic landmark, is undergoing a major restoration, with an anticipated reopening in 2026.
- **The Wells Housing Development:** A master-planned community, "The Wells," will deliver 486 homes across three phases, including 12 acres of green space and walking trails
- **Airport Land Development:** The upcoming airport land plan will reserve space for aviation-related businesses, such as maintenance shops and manufacturing, to capitalize on the airport's strategic location and growing traffic.

Mineral Wells is on an upward trajectory, capitalizing on its historical assets, strategic location, and community-driven initiatives. Recent growth in tourism, downtown revitalization, and airport activity, combined with major upcoming projects like The Baker Hotel and The Wells, positions the city as an emerging destination for residents, businesses, and investors. With a focus on infrastructure, education, and job creation, Mineral Wells is building a sustainable economic future while retaining its small-town charm.

Nestled in the heart of Palo Pinto County, Mineral Wells, TX, offers a perfect blend of small-town charm and modern convenience. Known for its rich history, scenic beauty, and the iconic Baker Hotel, this vibrant community is an ideal place to call home. With a thriving downtown featuring unique shops, dining, and cultural attractions, Mineral Wells is experiencing a renaissance, making it a hotspot for real estate investment. Surrounded by rolling hills, lush landscapes, and nearby recreational gems like Possum Kingdom Lake, residents enjoy a relaxed lifestyle with easy access to outdoor adventures. Just an hour from Fort Worth, Mineral Wells provides affordable living, excellent schools, and a welcoming community spirit, making it perfect for families, retirees, and professionals seeking a peaceful yet connected Texas lifestyle.

Economic Growth in Mineral Wells, TX

Mineral Wells has experienced a notable economic revival in recent years, driven by a combination of local entrepreneurship, strategic investments, and its proximity to the expanding Dallas-Fort Worth Metroplex. Key highlights include:

- **Downtown Revitalization.**
- **Tourism and Cultural Designations:** Tourism, a historical strength, is rebounding. The city earned the Music Friendly Texas Certified Community designation in 2024, fostering a vibrant local music scene and attracting visitors, which supports job creation and economic activity. Additionally, its Film-Friendly City status has drawn media projects, enhancing its tourism profile.
- **Business and Job Growth:** The city has attracted diverse industries, including manufacturing (e.g., Genesys Aerosystems for avionics), retail, and potential data centers due to ample power availability.



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Property Details

Property Type	Retail
Subtype	Restaurant
Net Rentable (sqf)	6,838 (appraisal)
Year Built	1983
Year Renovated	2020
Lot Size	1.068
Zoning	C
Opportunity Zone	Yes
Asking Price	\$1,683,200
NOI (Projected)	\$109,408
CAP	6.5% (potential)
Parking	70
Drive Through	Yes

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Purchase Options

Option 1: Real Estate Only: \$1,683,200 ; Going in CAP 6.5%; Current Owner continue to Operation with \$16 NNN ;

Option 2: Real Estate + Restaurant Business : \$1,800,000

Option 3 - Lease: Restaurant Business Only: \$150,000 + Monthly rent: \$12,000

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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.

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Regulated by the Texas Real Estate Commission

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