

1132 MAIN STREET | COMMERCE, TX For Sale



Near TX 24

Fully Built Out Studio

Downtown Commerce

Close to University

CONTACT

DEE EVANS

972.567.0046 (c)

dee@deeevans.com

the DEE EVANS GROUP



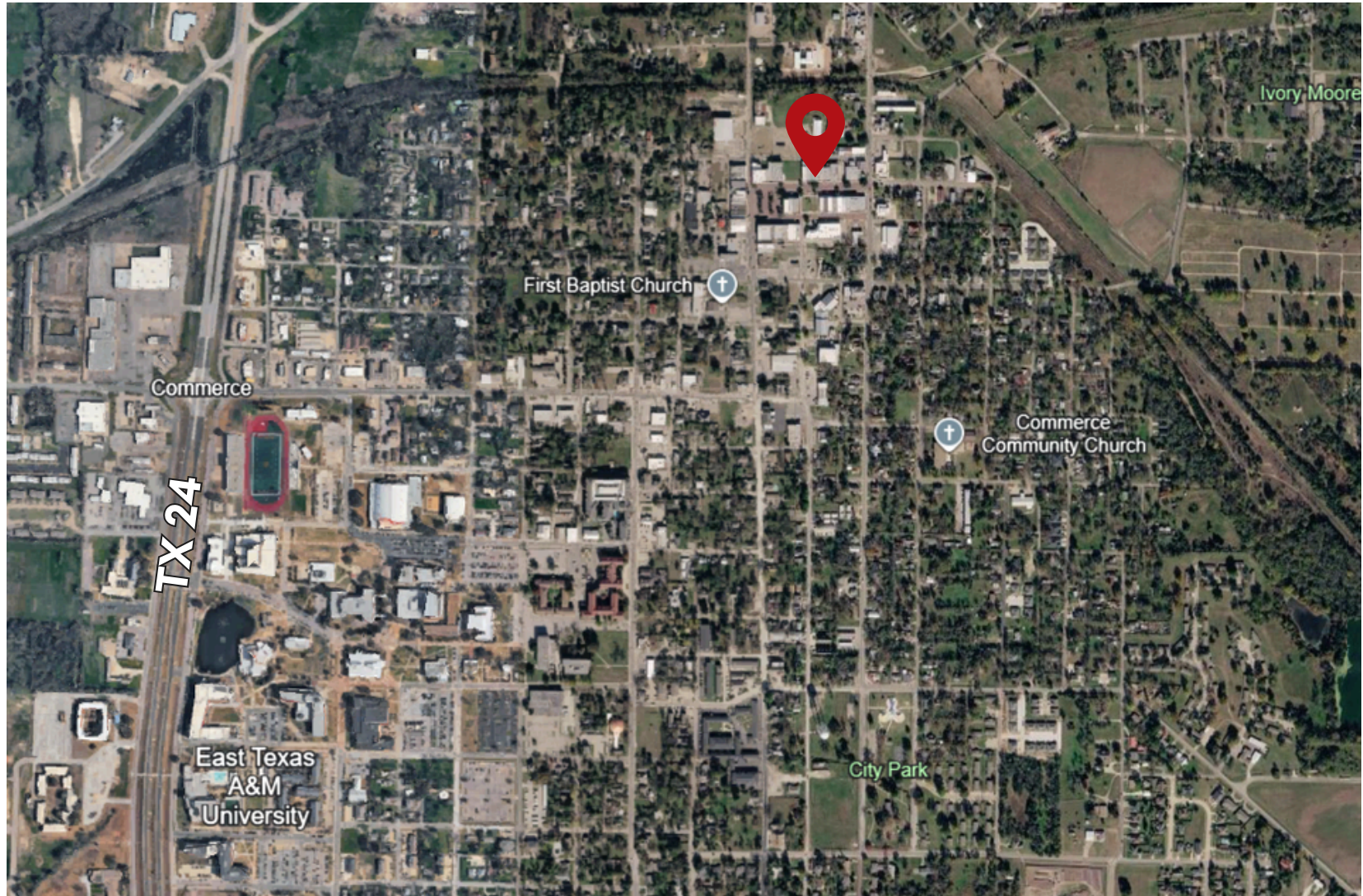
**COLDWELL
BANKER**
APEX. REALTORS®

1132 MAIN STREET | PROPERTY DESCRIPTION



Incredible Investment Opportunity in the Heart of Downtown! Positioned on the vibrant square of a thriving university town, this beautifully updated 3,119 sq ft commercial building offers an exceptional opportunity for investors or owner-operators. With three leases already in place, this property provides immediate income potential. Currently operating as a sound studio, rehearsal hall, and music retail space, the building is thoughtfully designed and equipped for creative or commercial use, while remaining flexible for a variety of business types. Extensive upgrades and improvements include: 2020 commercial 3-inch ISO roof Recently updated kitchen, electrical, plumbing, and HVAC systems New metal commercial ductwork Updated awning and exterior features Custom painted metal ceiling tiles Commercial-grade carpet, lighting, and ceiling fans Fully built-out Studio A & B infrastructure Front office and retail space Upper front window restored to match original architectural design Double metal rear doors replaced Rear shop upgraded with metal R-panel shed roof Fresh interior paint throughout Handicap-accessible front entrance and restroom. Additional highlights: No lead-based paint or asbestos, offering peace of mind for owners and tenants alike. This property combines historic charm with modern functionality in a prime downtown location. A must-see opportunity with endless potential!

1132 MAIN STREET | MAP



1132 MAIN STREET | PROPERTY PHOTOS



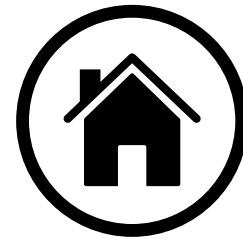
1132 MAIN STREET | DEMOGRAPHICS

Commerce is a vibrant and growing community in Northeast Texas that blends small-town charm with the energy of a college town. Home to Texas A&M University-Commerce, the city benefits from a steady flow of students, faculty, and visitors, creating a dynamic local economy and a welcoming, diverse atmosphere. Its strategic location along major regional routes also makes Commerce an accessible hub for both business and travel.

The city offers a unique mix of culture, education, and community spirit. Residents and visitors alike enjoy local events, live music, and seasonal festivals, including the beloved Bois d'Arc Bash, which celebrates the area's heritage with parades, food, and family-friendly entertainment. The historic downtown district features charming storefronts, local dining, and a walkable layout that encourages exploration and connection.

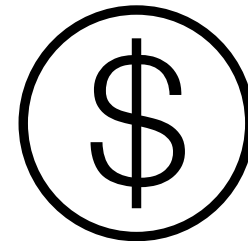
Outdoor enthusiasts appreciate Commerce for its proximity to parks, open spaces, and recreational opportunities. Nearby Cooper Lake State Park offers fishing, boating, camping, and hiking, making it a popular destination for both locals and tourists. The area's natural beauty and relaxed pace of life provide a refreshing balance to the busier metro areas within driving distance.

Commerce's strong sense of community, combined with its economic stability and growth potential, makes it an attractive location for businesses and investment. With the influence of a major university, a supportive local network, and continued development in the region, Commerce stands out as a city full of opportunity, character, and lasting appeal.



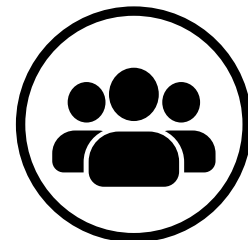
\$161,600

Median Home Value
City of Commerce



\$44,386

Median HH Income
City of Commerce



9,419

Population
City of Commerce

*** Numbers provided by City of Commerce, Agent NOT Responsible for Information.*

1132 MAIN STREET | DETAILS



3,119 SQ. FT

SIZE

COMMERCIAL

ZONING

1920

YEAR BUILT

ASPHALT

ROAD SURFACE

NO

SURVEY AVAILABLE