

FOR SALE



Fred's Garage

609 Avenue H
Shallowater, TX 79363



Shannon King

806.392.1118

shannon.king@expcommercial.com
www.expcommercial.com

Property Summary

609 Avenue H, Shallowater, TX 79363

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Turnkey Business & Real Estate Opportunity

Fred's Garage is a thriving, fully operational business with a strong brand and loyal following. This sale includes the real estate, business name, proprietary recipes, commercial kitchen equipment, furnishings, fixtures, inventory, and décor. Everything you need to take over seamlessly.

*The owners thoughtfully blended history and design, incorporating original elements from the historic Fred's, including the iconic sign and custom artwork. Every detail was hand-selected, making this a true community gem.

*Experienced staff is willing to stay, and there's room to grow. A rare chance to step into a beloved, income-producing business from day one.

PROPERTY HIGHLIGHTS



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	6,720 SF
Building Size:	3,402 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	406	1,200
Total Population	487	1,125	3,344
Average HH Income	\$72,181	\$82,684	\$90,334

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Property Details & Highlights

609 Avenue H, Shallowater, TX 79363

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Building Name	Fred's Garage
Property Type	Retail
Property Subtype	Restaurant
Building Size	3,402 SF
Lot Size	6,720 SF
Year Built	2023
Number of Floors	1

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- 3,402 SF building
- Completely rebuilt in 2023
- Zoned Commercial
- Located in Shallowater area
- Only sit down eatery, coffee shop and bar

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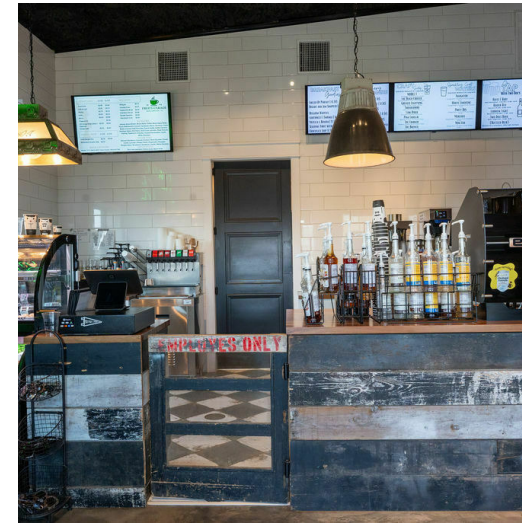


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Additional Photos

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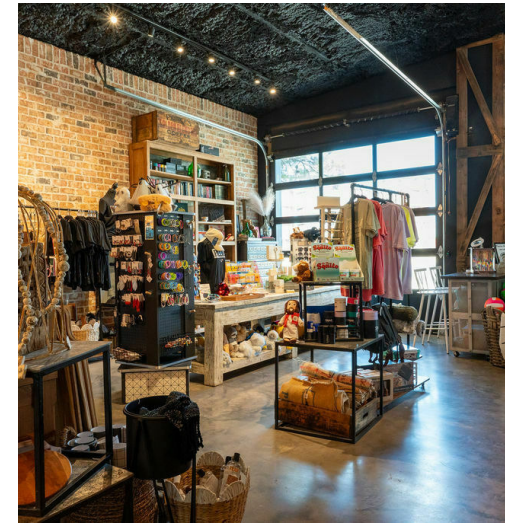


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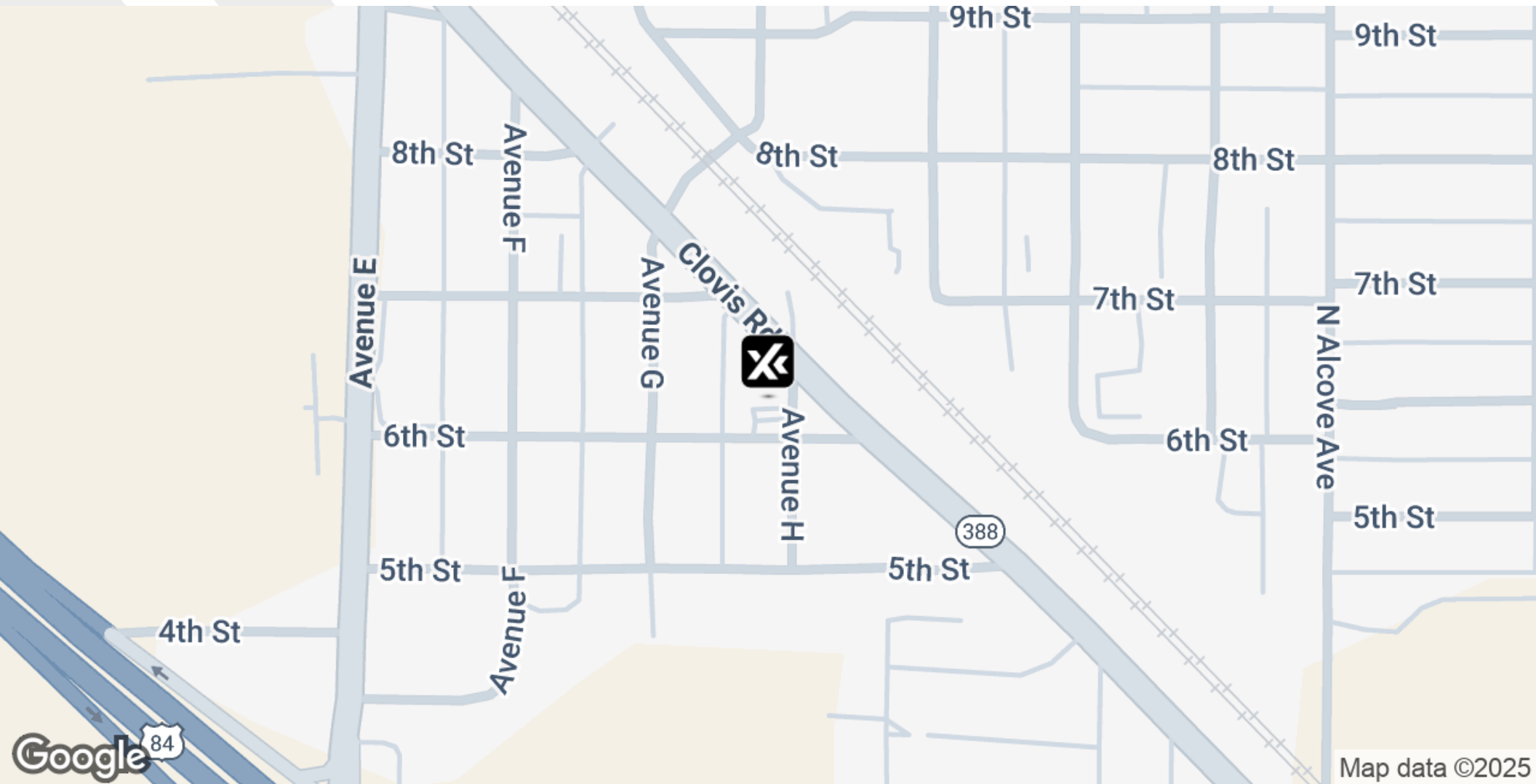


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Location Map

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Demographics Map & Report

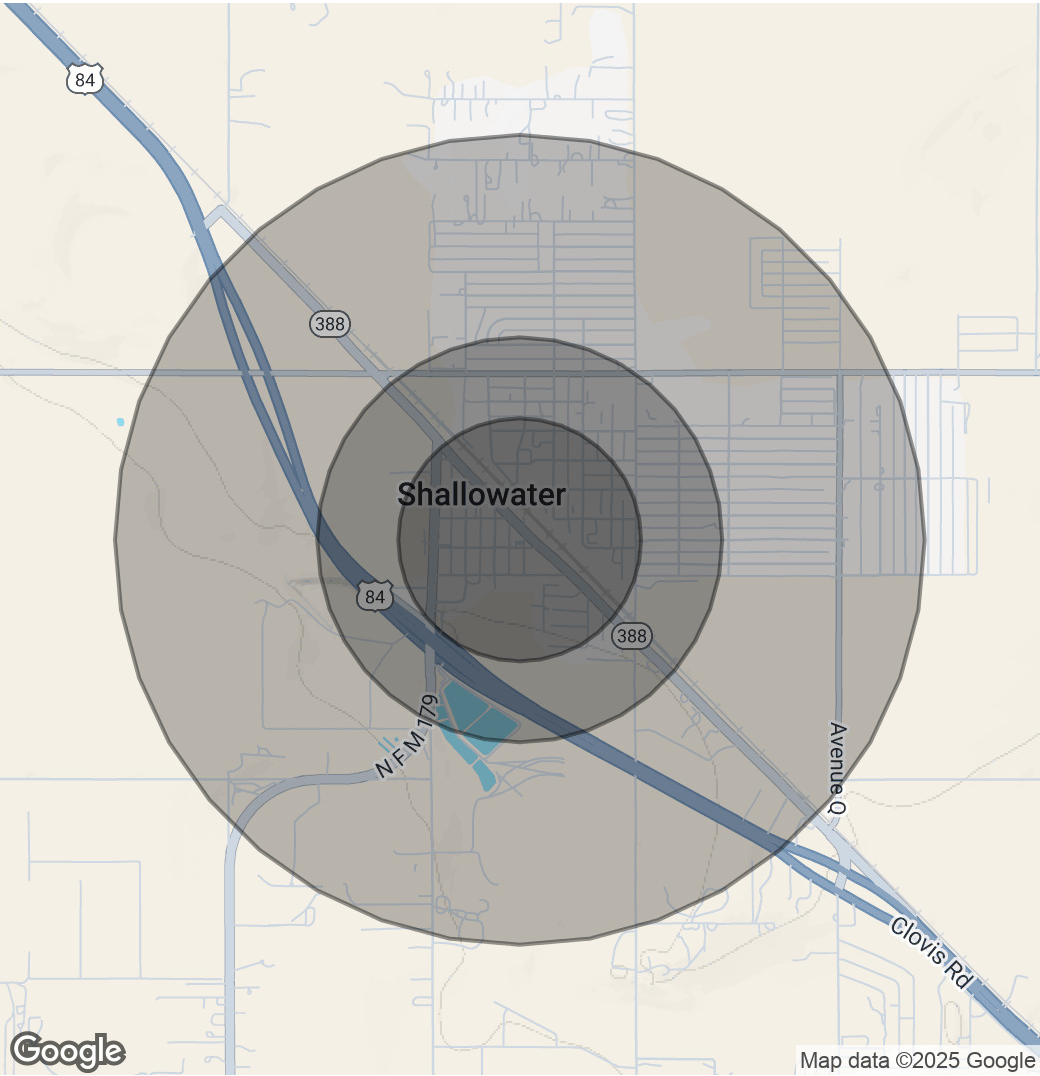
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	487	1,125	3,344
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	406	1,200
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$72,181	\$82,684	\$90,334
Average House Value	\$161,031	\$194,157	\$232,285

Demographics data derived from AlphaMap



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