

# 301 N. MAIN STREET Salado, Texas

Freestanding Office Building for Sale or Lease | 1,193 SF Historic Structure

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Site Acquisition | Advisory Services | Tenant Representation

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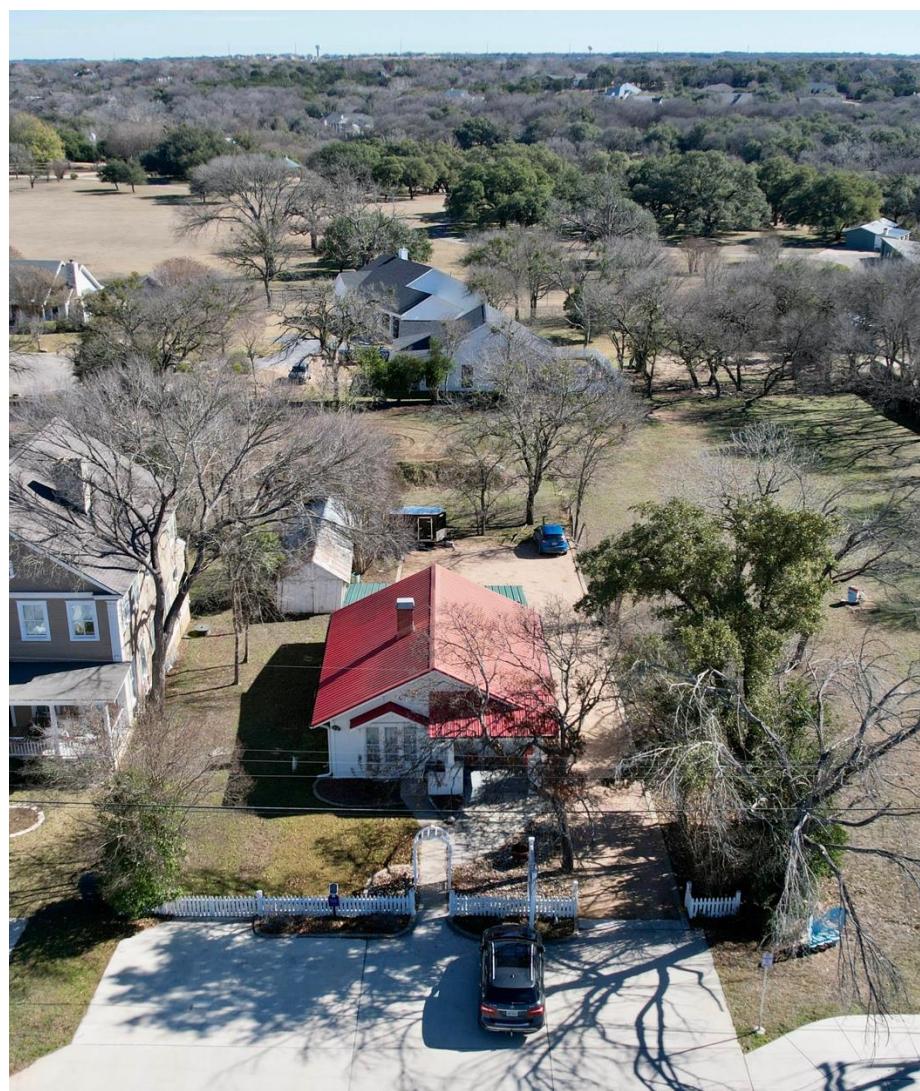
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# 301 N. MAIN STREET Salado, Texas | Overview

<b>Structure</b>	<ul style="list-style-type: none"><li>1,193 sq. ft. Built 1924..</li></ul>
<b>Lot Size</b>	<ul style="list-style-type: none"><li>0.15 Acre</li></ul>
<b>Access</b>	<ul style="list-style-type: none"><li>Historic Main Street</li><li>Interstate Highway 35</li></ul>
<b>Spaces</b>	<ul style="list-style-type: none"><li>Lobby -- 10' x 11'</li><li>Office A – 15' x 16'</li><li>Office B – 11' x 15'</li><li>Conference Room – 10' x 15'</li><li>Break Room – 9' x 13'</li></ul>
<b>Highlights</b>	<ul style="list-style-type: none"><li>Visibility along Historic Main Street</li><li>Cover Front Porch</li><li>Front loaded Parking (4 concrete spaces)</li><li>Rear loaded Parking</li><li>Gravel driveway and rear lot</li><li>Full Bathroom</li><li>Breakroom with plumbing</li><li>Storage Room</li><li>Large mudroom</li><li>In-wall storage</li><li>Original fireplace, windows and doors.</li></ul>
<b>Zoning</b>	<ul style="list-style-type: none"><li>Commercial</li></ul>
<b>Signage</b>	<ul style="list-style-type: none"><li>2-tier pylon sign located at parking lot</li></ul>
<b>Survey</b>	<ul style="list-style-type: none"><li>Included</li></ul>
<b>Floorplan</b>	<ul style="list-style-type: none"><li>Included</li></ul>
<b>Utilities</b>	<ul style="list-style-type: none"><li>Water - Clearwater UWCD</li><li>Sewer – On Site Septic</li><li>Power - Oncor</li></ul>



## Price

- Call for pricing

# 301 N. MAIN STREET Salado, Texas | Summary

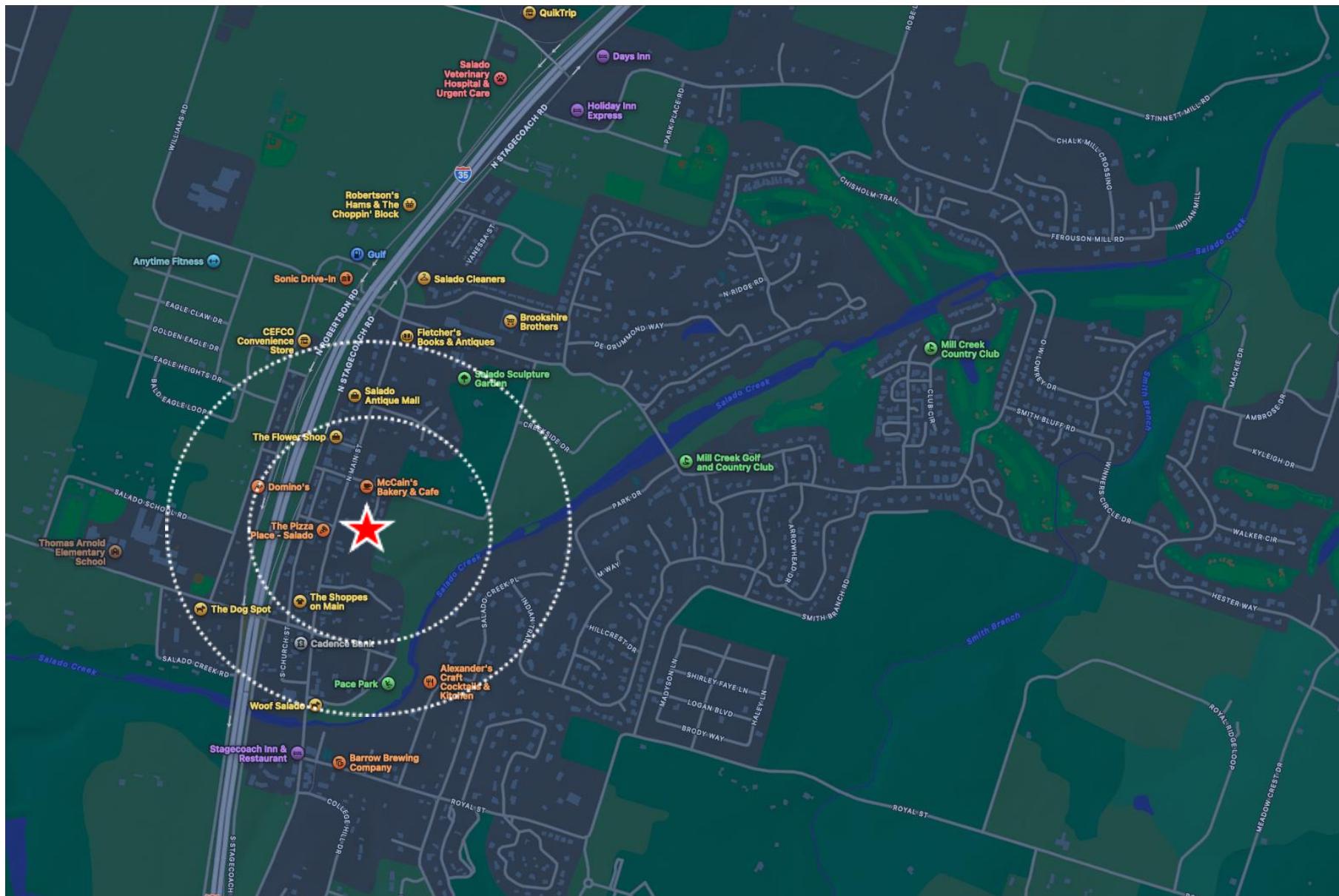


Located along historic Main Street, this Village of Salado, Tx property offers 1,193 SF of office space. The historic structure sits on 0.15 acres featuring two large offices, a conference room, breakroom, large mudroom and outdoor signage. Built in 1924, this commercial-zoned property boasts the original fireplace, windows and doors. Parking is provided by 4 concrete spaces at the front as well as a gravel parking lot located in the rear. Interstate-35 runs parallel to Main Street providing quick access northbound to Dallas/Fort Worth and southbound to Austin.

# 301 N. MAIN STREET, Salado, Texas | Historic Structure



# 301 N. MAIN STREET Salado, Texas | Area Map

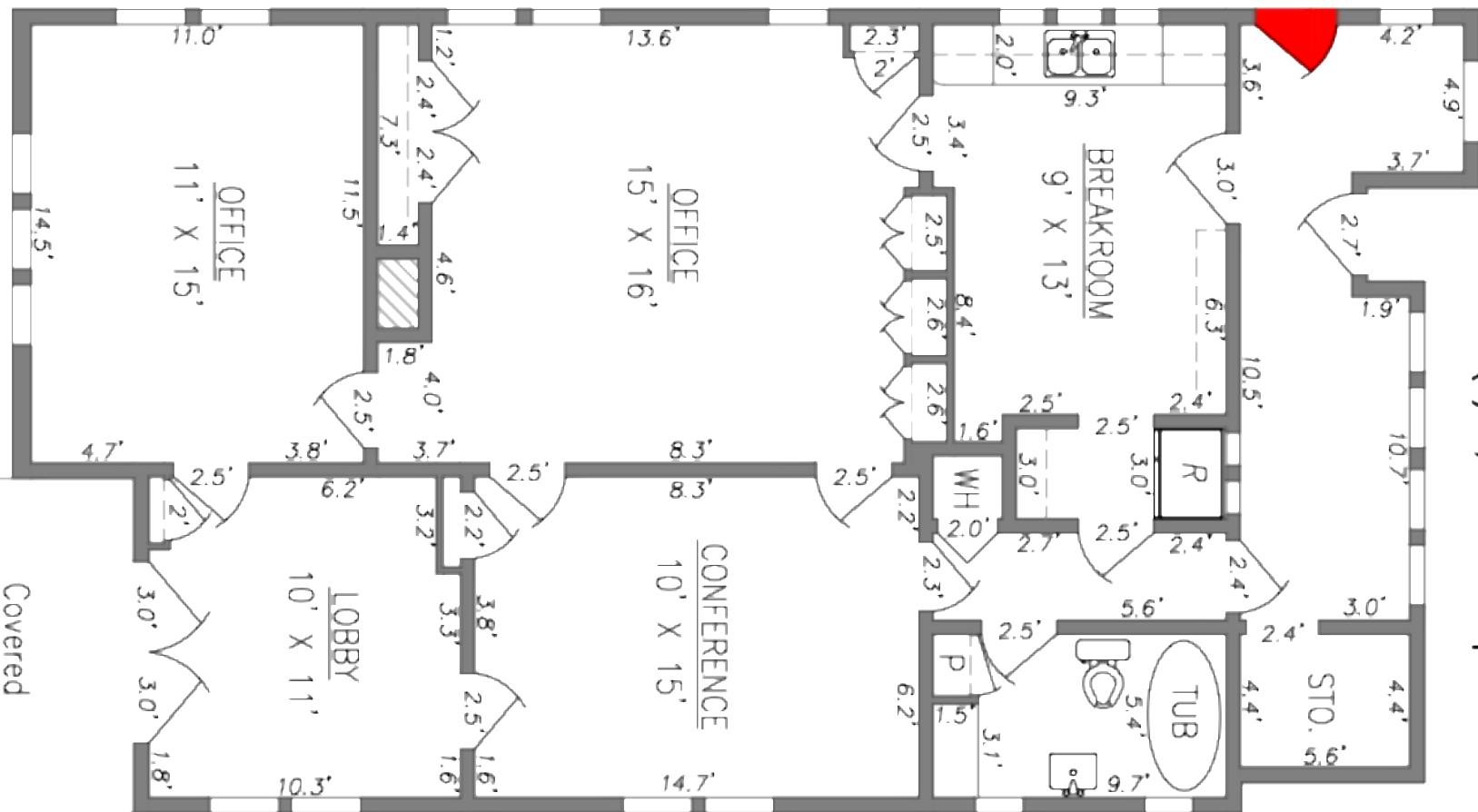


# 301 N. MAIN STREET Salado, Texas | Floor Plan

Disclaimer: (\*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

301 N. Main Street  
Salado, Texas

## Covered Porch



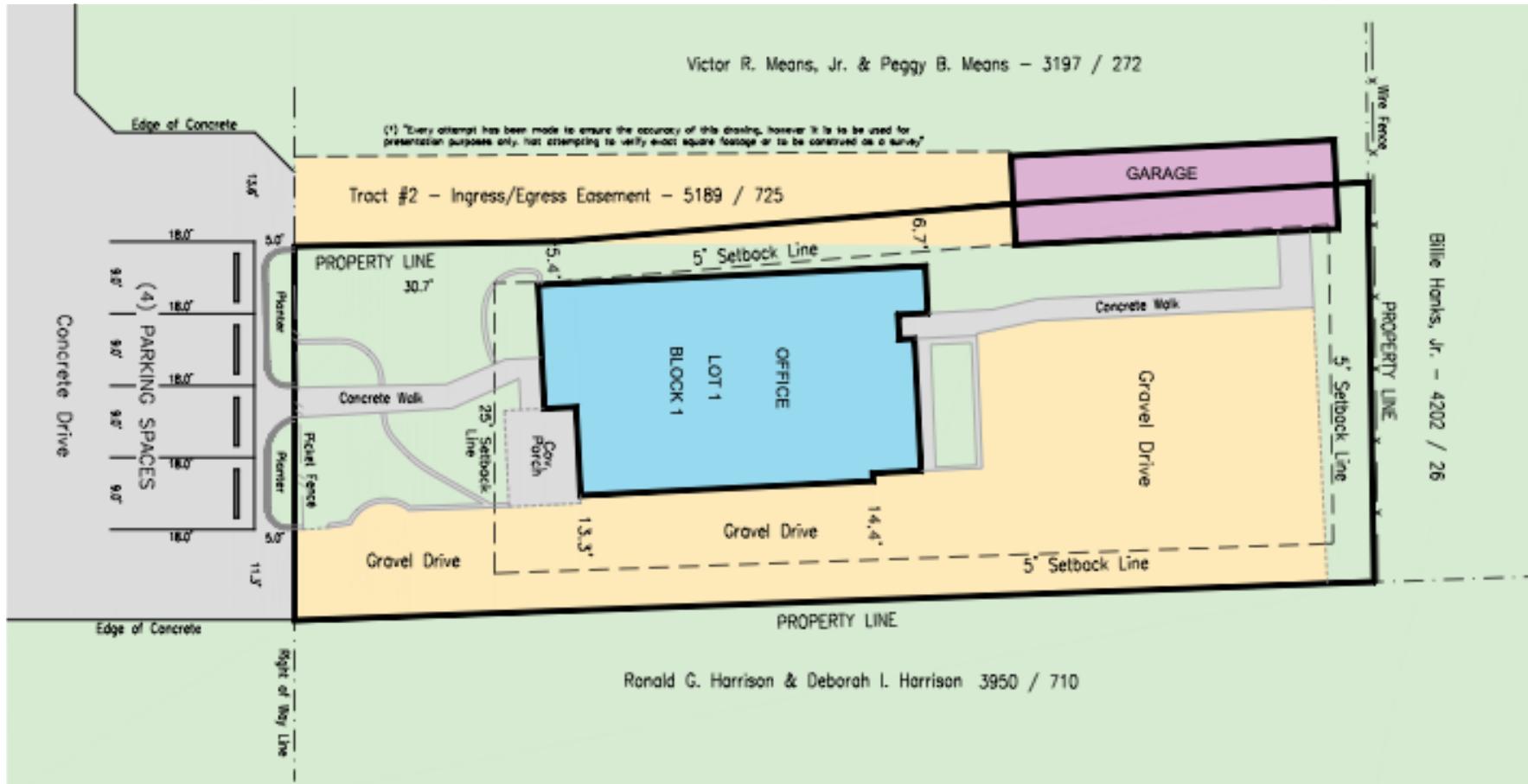
(\*) 1,193.04 Sq. Ft.



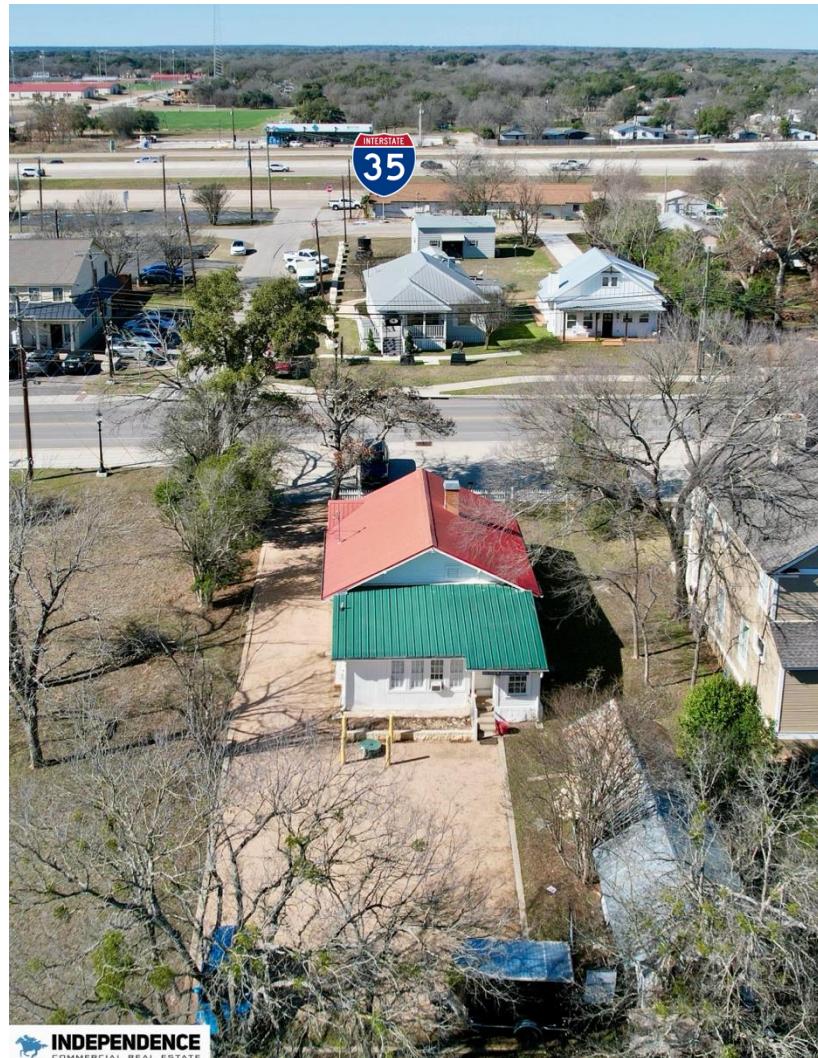
# 301 N. MAIN STREET Salado, Texas | Site Plan

301 N. Main Street, Salado, Texas

## Proposed Site Plan



# 301 N. MAIN STREET Salado, Texas | southeast & east view



# 301 N. MAIN STREET Salado, Texas | Lobby



# 301 N. MAIN STREET Salado, Texas | Office



# 301 N. MAIN STREET Salado, Texas | Office



# 301 N. MAIN STREET Salado, Texas | Conference Room



# 301 N. MAIN STREET Salado, Texas | Hallway



# 301 N. MAIN STREET Salado, Texas | Breakroom



# 301 N. MAIN STREET Salado, Texas | Bathroom



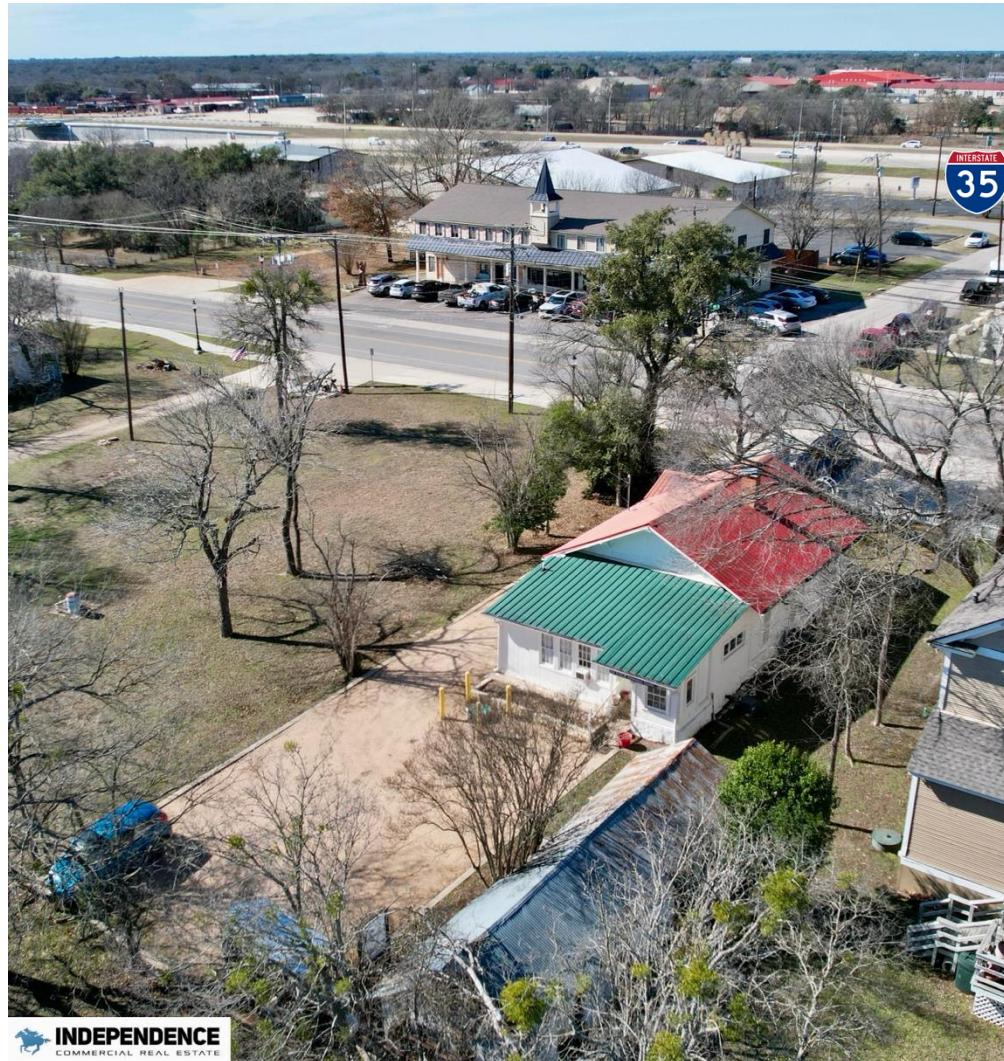
# 301 N. MAIN STREET Salado, Texas | rear entrance Mudroom



# 301 N. MAIN STREET Salado, Texas | Breakroom + west view



# 301 N. MAIN STREET Salado, Texas | northeast view + signage



# 301 N. MAIN STREET Salado, Texas | east view



# 301 N. MAIN STREET Salado, Texas | view of site



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- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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- 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.

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**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.

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**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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