

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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Site Acquisition | Advisory Services | Tenant Representation

301 N. MAIN STREET Salado, Texas | Overview

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



Price

- Call for pricing

301 N. MAIN STREET Salado, Texas | Summary

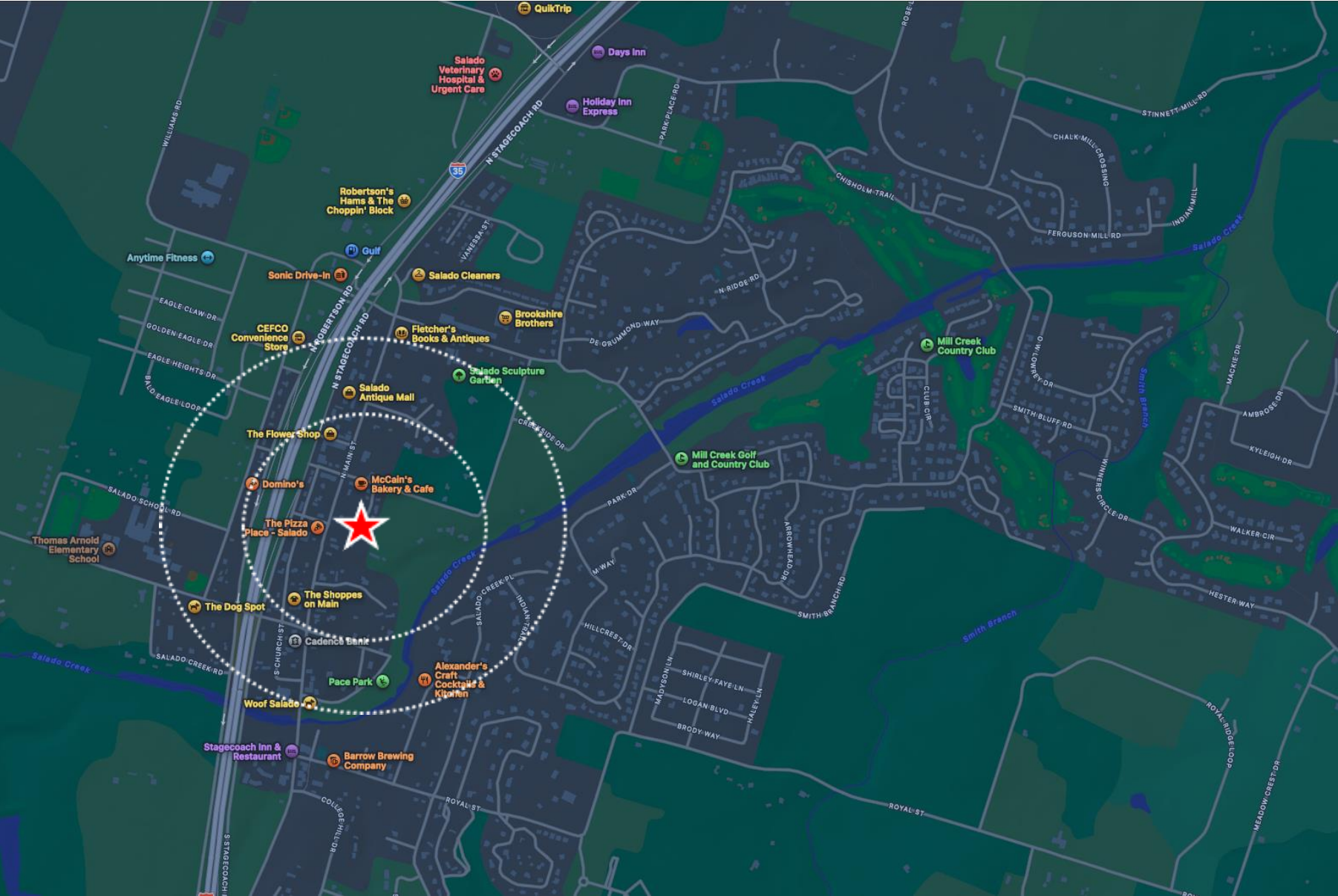


Located along historic Main Street, this Village of Salado, Tx property offers 1,193 SF of office space. The historic structure sits on 0.15 acres featuring two large offices, a conference room, breakroom, large mudroom and outdoor signage. Built in 1924, this commercial-zoned property boasts the original 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

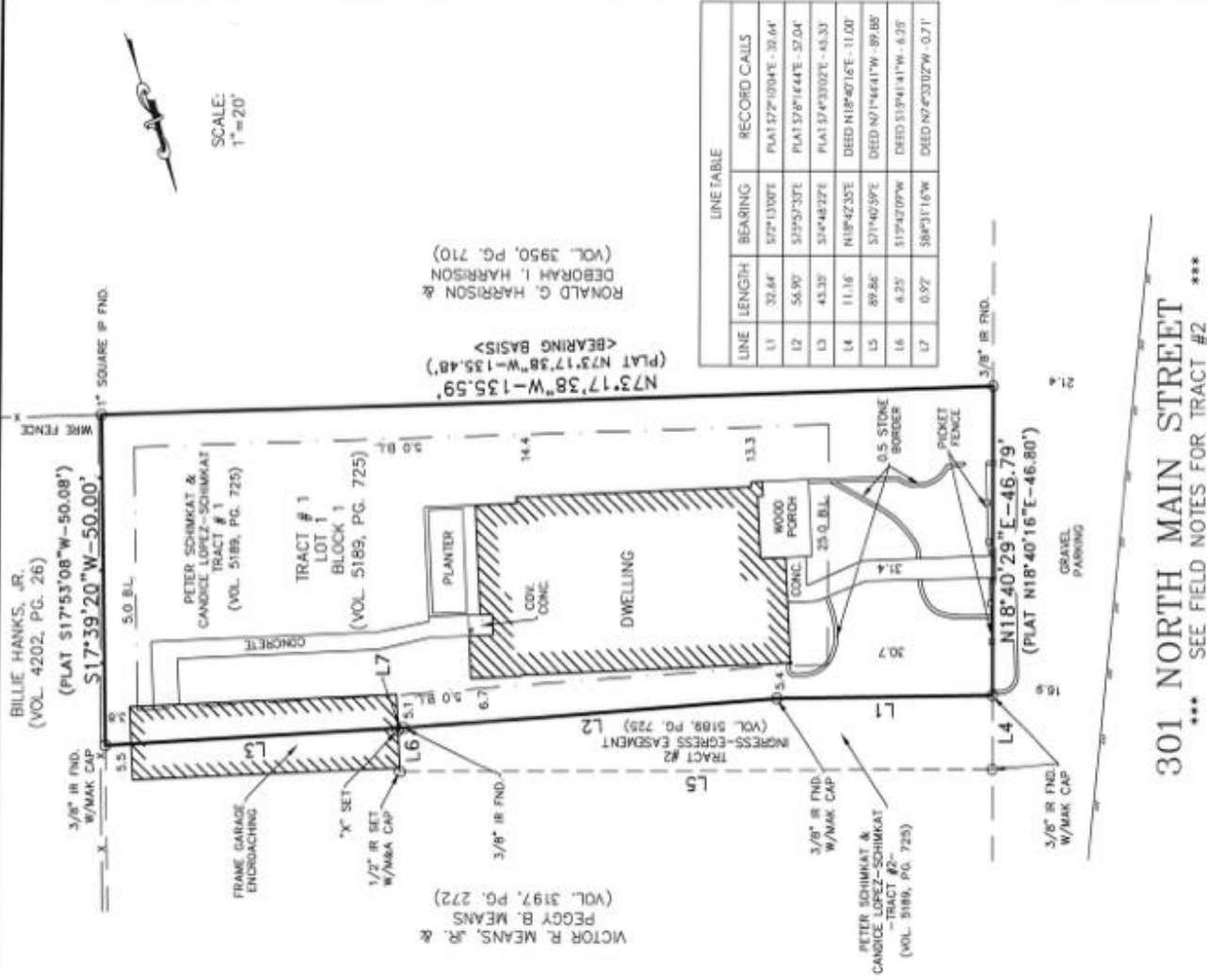


301 N. Main Street
Salado, Texas

$$(*) 1,193.04 \text{ Sq. Ft.}$$


MITCHELL & ASSOCIATES, INC.

ENGINEERING & SURVEYING
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00



301 NORTH MAIN STREET

SEE FIELD NOTES FOR TRACT #2 ***

TRACT #1: LOT 1, BLOCK 1, MEANS ADDITION, SALADO, BELL COUNTY, TEXAS.
Recorded in Cabinet C, Slide 356-B, Plat Records of Bell County, Texas.

TRACT #2: BEING AN INGRESS-EGRESS EASEMENT OUT OF THE YOUNG WILLIAMS SURVEY, ABSTRACT 861, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

Survey completed on the ground on November 6th, 2015.
IN WITNESS THEREOF, My hand and seal this the 10th day of November, 2015



Rex D. Haas
Registered Professional
Land Surveyor, No. 4378

301 N. Main Street, Salado, Texas



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



301 N. MAIN STREET Salado, Texas | Lobby



301 N. MAIN STREET Salado, Texas | Office



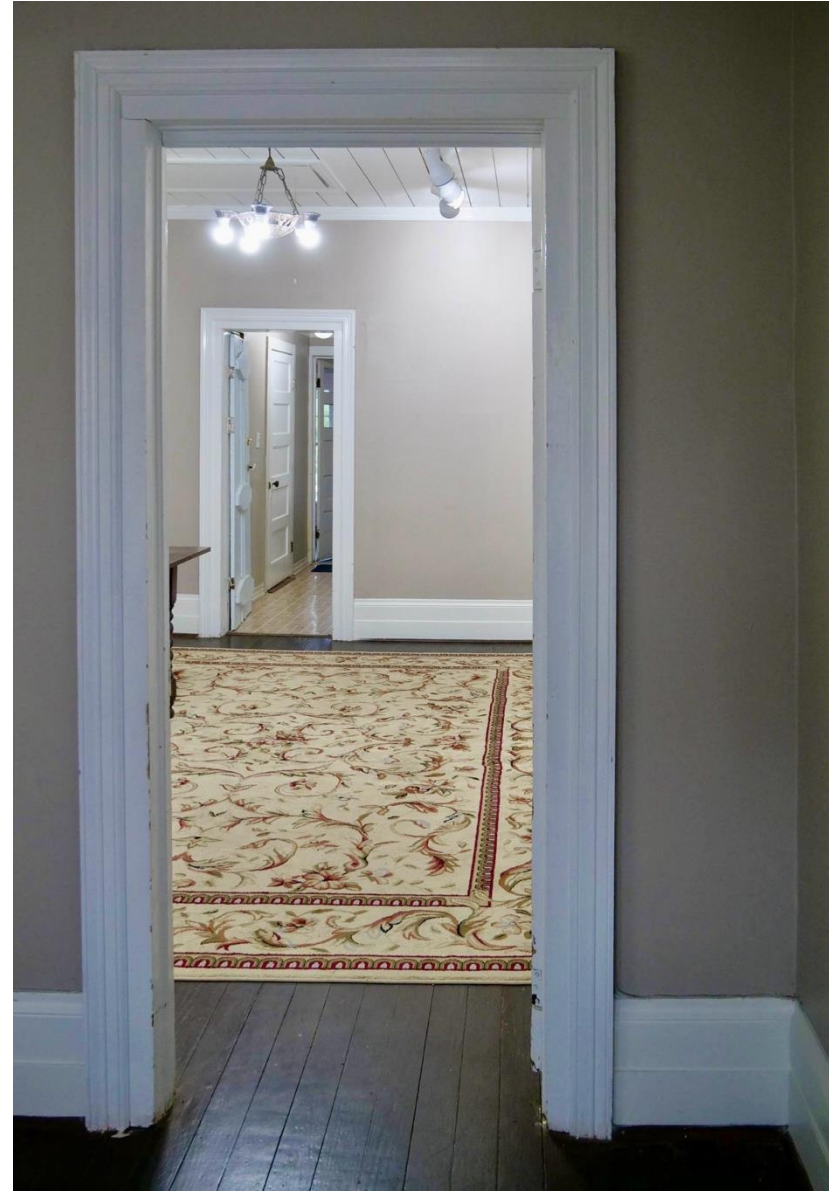
301 N. MAIN STREET Salado, Texas | Office



301 N. MAIN STREET Salado, Texas | Conference Room



301 N. MAIN STREET Salado, Texas | Hallway



301 N. MAIN STREET Salado, Texas | Breakroom



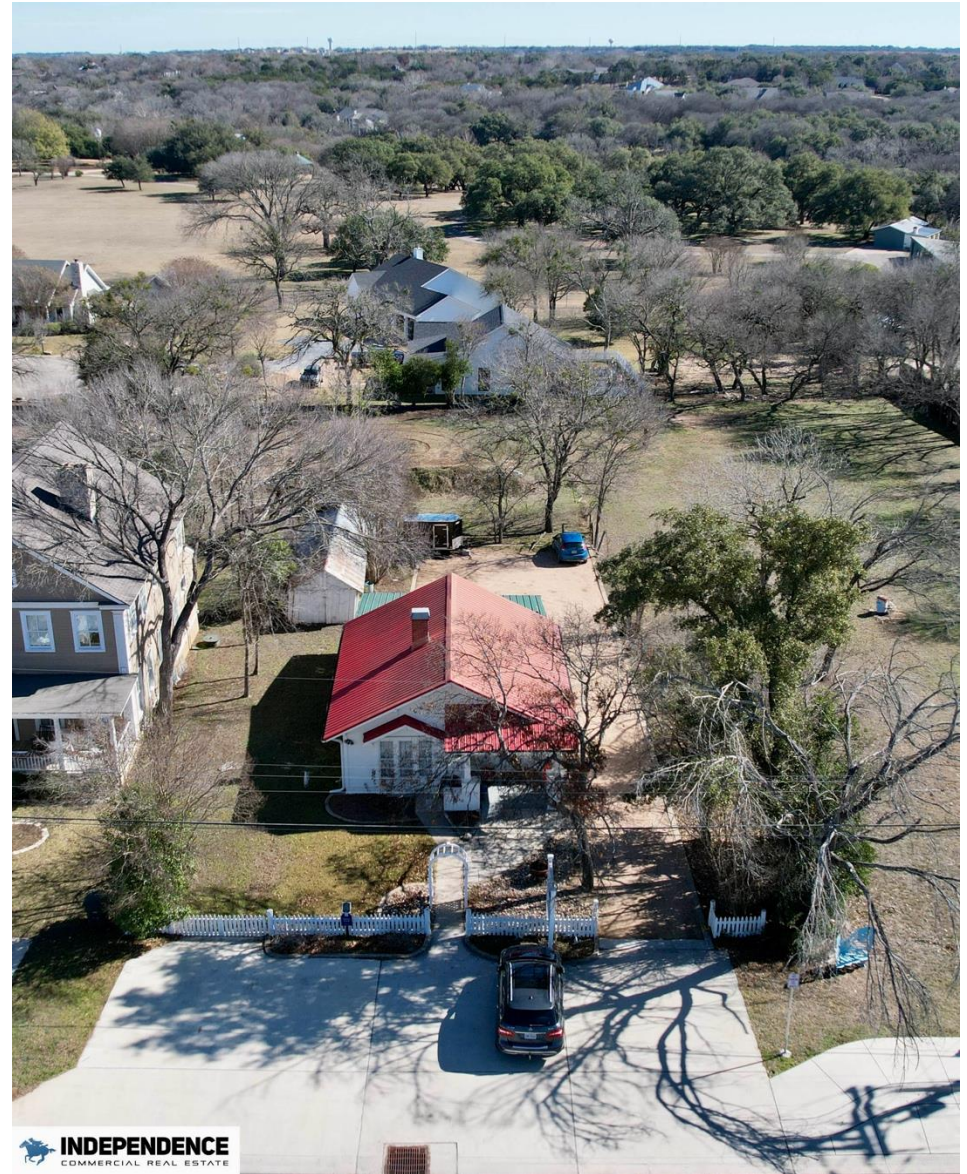
301 N. MAIN STREET Salado, Texas | Bathroom



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



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



 **INDEPENDENCE**
COMMERCIAL REAL ESTATE

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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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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| <u>Allen Watson</u> | <u>668998</u> | <u>watson@ind-re.com</u> | <u>(972)989-7714</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date