



FOR SALE

SHOP SPACE
\$375,000

2209 E MAIN ST
GATESVILLE, TX 76528

PRESENTED BY:
NATHAN EMBRY | CCIM, SIOR

TABLE OF CONTENTS

| | |
|--|----------|
| <i>PROPERTY SUMMARY</i> | <i>1</i> |
| <i>BUILDING EXTERIOR</i> | <i>2</i> |
| <i>BUILDING INTERIOR</i> | <i>3</i> |
| <i>LOCAL AMENITIES & ATTRACTIONS</i> | <i>4</i> |
| <i>IABS</i> | <i>5</i> |

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Kelly, Realtors, its agents or sub agents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

PROPERTY SUMMARY

Property Information:

| | |
|-------------------------|----------------------|
| Building Size: | +/- 4,500 & 1,200 SF |
| Yard Size | +/- 0.47 Ac |
| Year Built: | 2000 & 1992 (CCAD) |
| # of Floors: | 1 |
| Current Zoning: | Business Commercial |
| Current Use: | Vacant |
| VPD (AADT 2023): | 20,512 |
| Office Area: | 23 x 11 |
| Grade Level Roll Doors: | 3 |
| Dock Doors: | None |
| Ceiling Height: | 16 ft |
| Side Walls: | 14 ft |

Construction:

| | |
|-----------------|---------------|
| Foundation: | Concrete Slab |
| Exterior Walls: | Metal |
| Roof: | Metal |
| Parking: | Unstriped |

Utilities:

| | |
|--------------|--------------------------------|
| Water: | City of Gatesville |
| Sewer: | City of Gatesville |
| Electric: | 3 phase, 400 amps, 240 v, TNMP |
| Natural Gas: | Available |

Tax Information: (2024)

| | |
|-------------------------------------|----------|
| Coryell County: | 0.448240 |
| Gatesville ISD: | 0.896900 |
| City of Gatesville: | 0.560000 |
| Coryell Central Appraisal District: | 0.000000 |
| Middle Trinity GCD: | 0.006098 |
| Total Tax Rate: | 1.911238 |

Demographics: (Esri 2024)

| | |
|----------------|------------------|
| 1 Mile Radius: | 4,324 Residents |
| 3 Mile Radius: | 14,553 Residents |
| 5 Mile Radius: | 20,418 Residents |

Property Highlights:

- 3 phase power
- Excellent visibility on Main St near Downtown
- Less than 2 miles to Highway 36
- Neighbors include Sonic, Dairy Queen, O'Reilly's, Mcdonalds, Tractor Supply, and many more!

BUILDING EXTERIOR



BUILDING INTERIOR



LOCAL AMENITIES AND ATTRACTIONS





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| | | | |
|--|---------------|---------------------------------|----------------------|
| Kelly Commercial | 485811 | help@kellyrealtors.com | (254)741-1500 |
| Licensed Broker /Broker Firm Name or | License No. | Email | Phone |
| Primary Assumed Business Name | | | |
| Leah Cox | 509469 | lcox@kellyrealtors.com | (254)741-1500 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leah Cox | 509469 | lcox@kellyrealtors.com | (254)741-1500 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Nathan Embry | 668380 | nembry@kellyrealtors.com | (254)855-5500 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Kelly Realtors, 1229 N Valley Mills Drive Waco TX 76710
Erin Cates

Phone: (254) 741-1500 Fax: (254) 741-1500
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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NATHAN EMBRY
CCIM, SIOR

254-855-5500
nathanembryccim@kellyrealtors.com

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1229 N Valley Mills Dr. Waco, TX 76710

KellyRealtorsCommercial.com

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