

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

COMMERCIAL OPPORTUNITY AT A PRIME DOWNTOWN INTERSECTION

102 WEST FOURTH STREET HEARNE, TX 77859



OFFERING SUMMARY

SALE PRICE

\$1,400,000

PROPERTY TYPE

SPECIAL PURPOSE

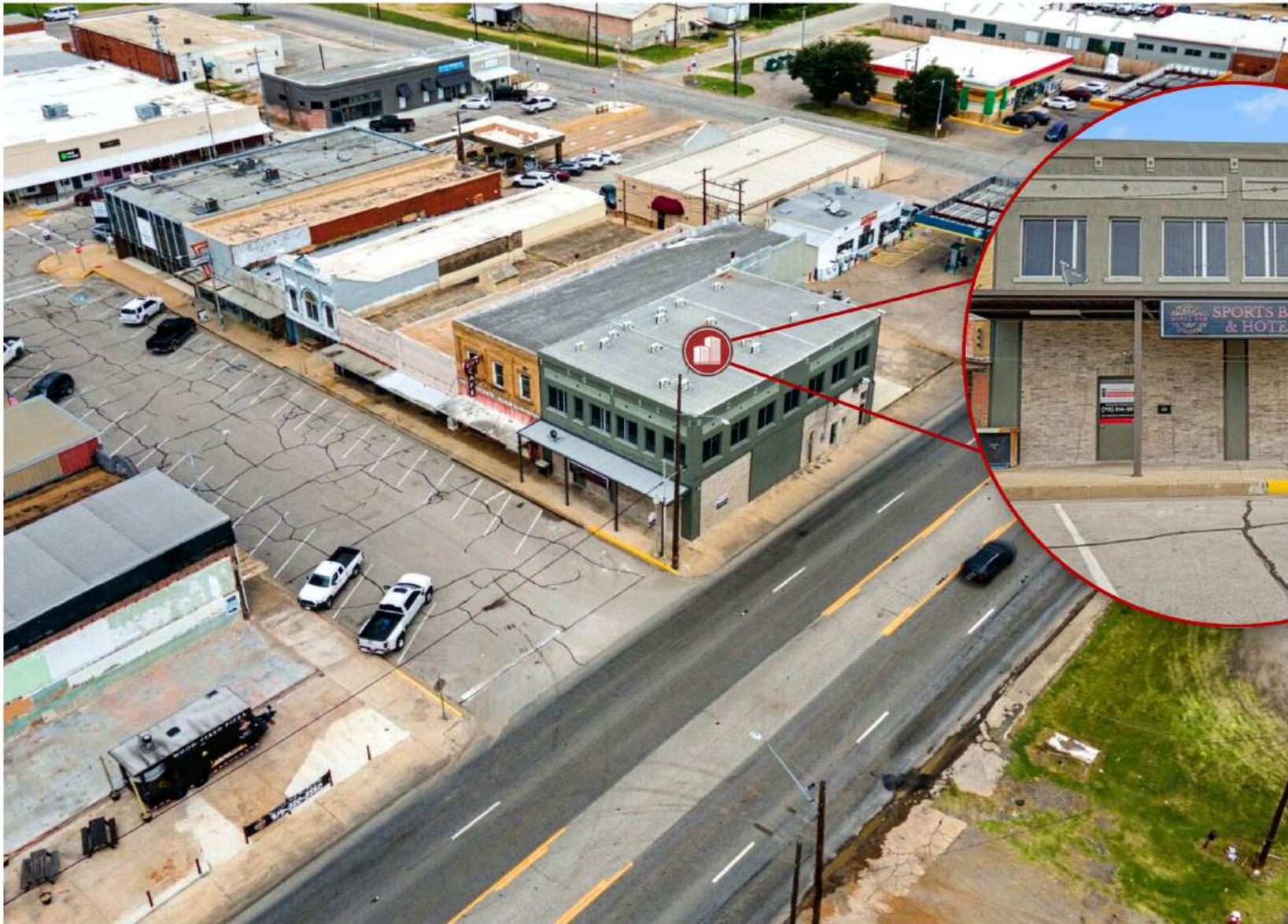
BUILDING SIZE:

3,000 SF

PROPERTY HIGHLIGHTS

- Currently operating as a hotel
- Downtown Hearne location
- Corner position with Highway 6 exposure
- Excellent visibility and accessibility
- Suitable for hospitality, office, retail, restaurant, or event venue use
- Potential redevelopment or adaptive reuse opportunity
- Convenient access to Bryan-College Station, Waco, and surrounding markets
- Located within Hearne's established commercial district

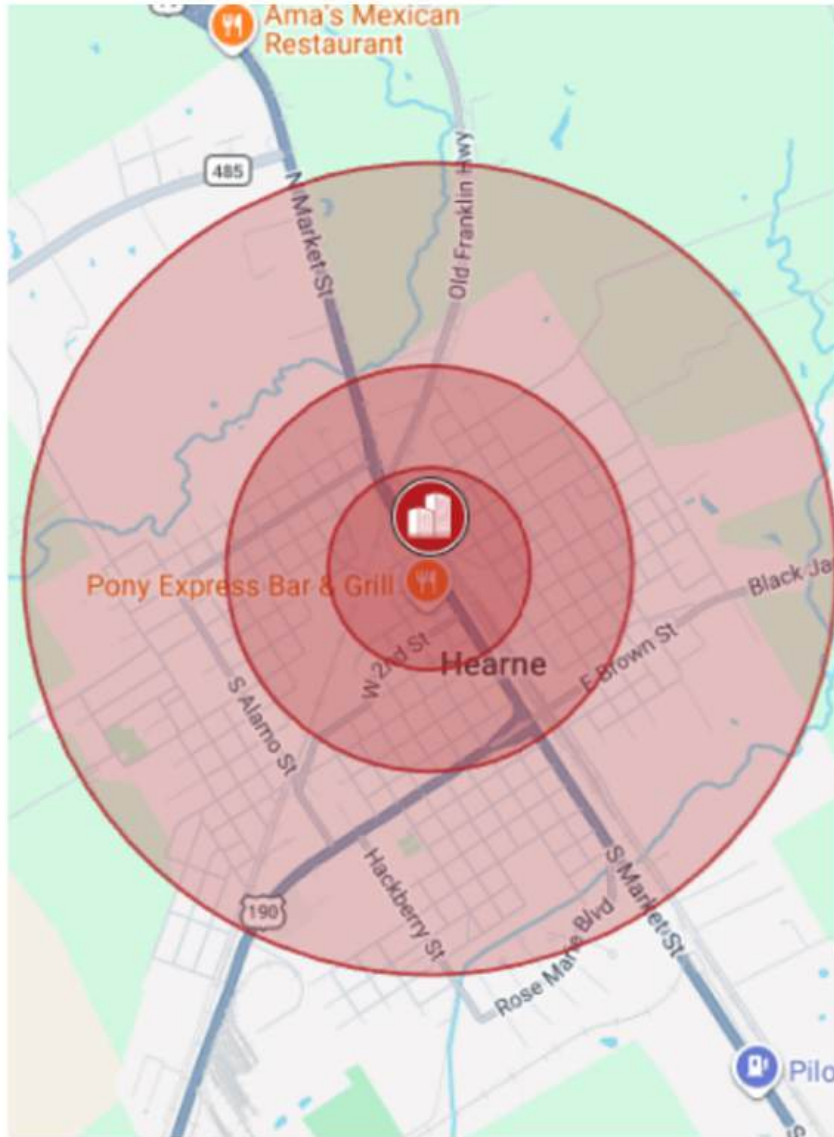
Aerial Map



Property Photos



Demographics



Situated in downtown Hearne along the Highway 6 corridor, this property benefits from a strategic location between Bryan-College Station, Waco, and Houston. The site offers excellent visibility and convenient access to major regional transportation routes, making it well-positioned to serve both local residents and travelers. Surrounded by established businesses, restaurants, and community services, the property is located within Hearne's central commercial district and offers strong potential for hospitality, retail, office, or service-oriented users seeking an affordable location with regional connectivity.

	0.25 Miles	0.5 Miles	1 Miles
Total population	53	160	551
Persons per household	2.8	2.6	2.6
Total household	19	61	214
Average household income	\$62,807	\$58,945	\$59,333
Average age	33.6	33.3	34.1
Male Population	26	79	273
Female Population	28	83	280

Demographics data derived from AlphaMap

Market Overview

Hearne continues to attract interest from investors and business owners seeking affordable commercial opportunities with strong regional connectivity. Positioned along the Highway 6 corridor between Bryan-College Station, Waco, and Houston, the city benefits from consistent traffic flow and convenient access to major employment centers and surrounding communities. As commercial activity and redevelopment efforts continue throughout Central Texas, properties offering high visibility, flexible zoning potential, and existing improvements remain well-positioned for a wide range of investment and business uses.

Downtown Hearne serves as the city's commercial hub, offering established infrastructure, local businesses, dining, and community amenities that support both residents and travelers. The area's accessibility and strategic location create opportunities for hospitality, retail, office, mixed-use, and service-oriented developments looking to capitalize on regional demand. With its combination of affordability, transportation access, and redevelopment potential, downtown Hearne presents an attractive environment for businesses and investors pursuing long-term growth.



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