

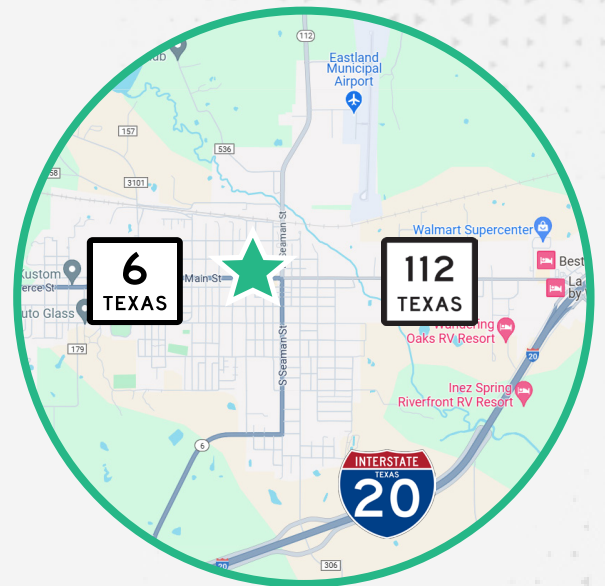
FOR SALE

400 W Main St
Eastland, Texas 76448
18,000 SF



PROPERTY INFORMATION

- All brick asset for commercial use or multifamily
- Centrally located within Eastland; across from Post Office
- Maintained private parking lot with 26 spaces
- Multiple primary entrances allowing multitenancy lease opportunity
- 9,000 Sq Ft. open warehouse on 2nd Story
- 3 phase electric, natural gas, and HVAC in offices
- Zoning F-1, approved for Multifamily/Historic Hotel on 2nd Story
- Roof is in Great Condition
- Property is within a Texas Opportunity Zone
- Accommodating City Management and Economic Development Corporation



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The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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Interior



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Property Overview

This Creative 1930's vintage building is primed for re-positioning and development! Located in the heart of Eastland, TX, a quaint small town just an hour west of Fort Worth with several employment opportunities and business ventures. Building is within a Texas Economic Zone with favorable incentives. (Investors in Opportunity Funds that hold investments for at least 10 years take advantage of favorable tax treatment of gains. For more information, visit the U.S. Treasury Department's website.)

Pablo Minto Mountains State Park will be opening in 2025. This state park is located near Mineral Wells, making Eastland a great destination for hikers, mountain bikers, and nature lovers visiting the area.

This building supports unlimited gentrification choices, from, here are some options:

- Apartments
- Historic hotel (Pre-approved Special Use Permit, 2nd Story)
- Medical suites (2 blocks from the Eastland Memorial Regional Hospital)
- Historic office suites.
- Controlled Climate storage
- Light manufacturing
- Show room
- Retail space(s)

Concept floor plans are available upon request to agent for the apartments, a nursing school, updated open office workspace. The Main Street location with front dual entrances and off-street parking immediately encourages your visionary future applications. Commercial space in the DFW Metroplex is expensive and this building is priced right.



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Market Overview

2023 Population	
2 miles	3,845
5 miles	4,595
10 miles	11,817

2028 Population Projection	
2 miles	3,767
5 miles	4,498
10 miles	11,738

Average Household Income	
2 miles	\$61,581
5 miles	\$64,001
10 miles	\$62,450

Median Age	
2 miles	39
5 miles	40
10 miles	41



Top Eastland Employers



CISCO COLLEGE



Ranger College

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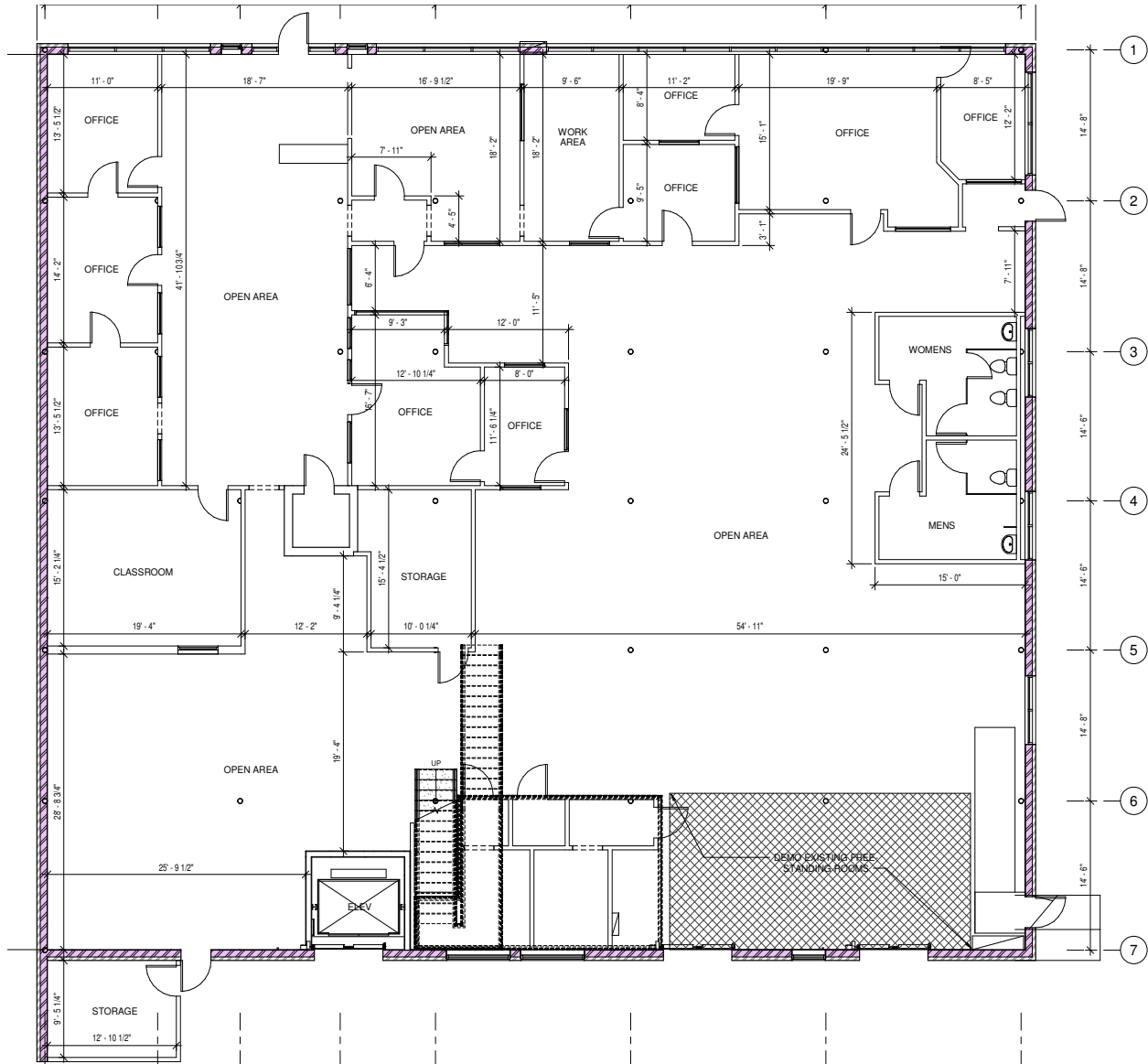


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1st Floor



ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE

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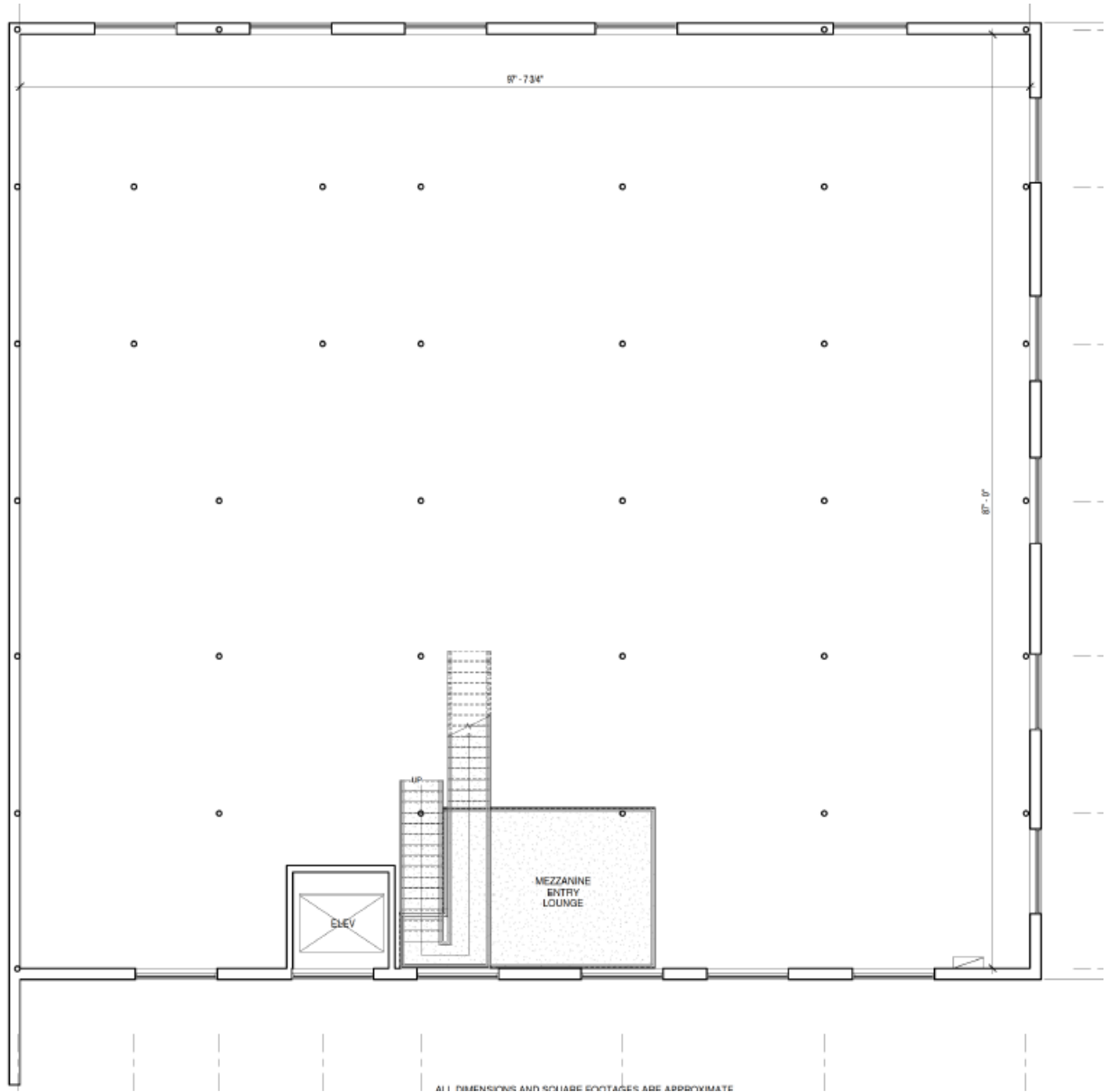
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FOR SALE

400 W Main St
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2nd Floor



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Eastland Overview

Nestled in the heart of Texas, boasts a unique blend of rich history and modern charm. With its picturesque landscapes dotted by rolling hills and vast expanses of ranchlands, Eastland offers residents and visitors alike a serene escape from the hustle and bustle of city life. The town's vibrant community spirit is palpable, evident in its lively local events and friendly neighborhoods. From quaint downtown streets lined with historic buildings to bustling shops and restaurants, Eastland exudes a welcoming ambiance. Renowned for its hospitality, the town embraces visitors with open arms, inviting them to experience its small-town charm and Southern hospitality. Whether exploring the scenic countryside or immersing oneself in the town's cultural heritage, Eastland presents a captivating destination that captures the essence of Texas living.

Each year, the vibrant community of Eastland, TX, eagerly anticipates the Rip's Ribs Cook-off, a beloved event that celebrates food, wine, and jazz in a delightful fusion of flavors and music. Named in honor of "Old Rip," the legendary horned toad, this bash pays homage to a remarkable tale of resilience and unexpected discovery. Decades ago, as the courthouse in Eastland was sealed for demolition, "Old Rip" was placed within its walls, only to astonish everyone when he was found alive 31 years later. This remarkable story has become a cherished part of Eastland's folklore, symbolizing the town's enduring spirit and the surprises that lie within its historic fabric. Against the backdrop of live jazz music and the aroma of sizzling ribs, attendees come together to celebrate community, culture, and the enduring legacy of "Old Rip."



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Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner,
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

