## 301 NE Barnard Street, Glen Rose, Texas 76043

 MLS#: 21098961
 N Active
 301 NE Barnard Street Glen Rose, TX 76043-4805
 LP: \$1,250,000

 Property Type: Commercial Sale
 SubType: Hotel/Motel
 OLP: \$1,250,000

Recent: 10/31/2025 : NEW



Low LP: \$/Gr SqFt:

Subdivision: Glen Rose Townsite

County: Somervell Lake Name:

**Country:** United States

Parcel ID: <u>03066</u> Plan Dvlpm:

Parcel ID 2: R02077, R02779, R11793

Lot: 5 Block: 10 MultiPrcl: Yes MUD Dst: Yes

**Legal:** ACRES: 0.650 LOT: 5 6 7 8 & 2(S45X50) 3(S5X50

**Unexmpt Tx:** \$18,283

Spcl Tax Auth: No PID:No

 Bldg SF:
 9,176/Assessor
 Gross SqFt:
 0

 Yr Built:
 9999/Assessor/Preowned
 Zoning:
 B1

 Apprsr:
 Mult Zone:
 No

Lot SqFt:28,314/Assessor# Units:4Lot Dim:Acres:0.650Adult Community:Will Subdiv:#Stories:2

**General Information** 

Gross Income:\$0Leasable SqFt:0Avg Monthly Lease:Net Income:\$0Leasable Space:Spaces Leased:Annual Expenses:\$0Lease Expire Date:Occupancy Rate:

**Features** 

**Building Use:** Hotel/Motel, Office, Retail

Inclusions: Building Only, Land & Improvements Ceiling Height: 8 to 10 Feet, 11 to 14 Feet

Lot Size/Acre:.5 to < 1 Acre</th>Flooring:Vinyl, WoodTopography:Heating:Central, Electric

Soil: Cooling: Ceiling Fan(s), Central Air, Electric, Multi Units,

Window Unit(s)

**Rd Front Desc:** City Street **Tenant Pays:** None

Foundation: Pillar/Post/Pier Owner Pays: None

Construction:Rock/Stone, SidingTot Ann Exp Inc:Roof:MetalLease Desc:

Freight Doors: Possession: Closing/Funding

Street/Utilities: Asphalt, City Sewer, City Water, Electricity Connected, Sidewalk

**Showing:** Appointment Only

Parking/Garage: Asphalt, Carport, On Street, Open

Remarks

## Property Description:

Barnard Street Cottages and Hotel building is ready for your vision and dreams. This unique property is ready to come back to life and can be used for boutique hotel, cottages, bed and breakfast and so much more. This property is one block from the Historic Glen Rose square and encompasses almost a full city block with additional lot across the street. The main building was built in early 1900 around 1912 and once operated as the Lane Hotel. Main building is 3 story, with 2 of them used as guest rooms and the main building could have up to 14 guest rooms, the 3rd floor is currently being used as storage, but is decked and has some stud walls and could be a shop area, storage or whatever your imagination brings, also on the grounds in 3 cottages, 1 is a 2 bedroom cottage, other 2 cottages are single bedroom and bath with a coffee bar area. The 3 cottages have been recently updated and are more readily available to be ready for use. The hotel will need to be renovated or remodeled, but has various stages of renovations. Glen Rose is a booming area, with shops, festivals and lots of opportunities to build this into a destination hotel and cottages. River is just down the street, Fossil Rim, Dinosaur valley state park, concerts, music, golf courses within a few miles, and events. Just over an hour from DFW and near Historic Granbury, Stephenville and Cleburne this makes this hotel and cottages a great opportunity to invest and redo for your own ideas and vision. Grounds have trees, old well and so much to offer within walking distance to the square, places to eat, visit and listen to music.

Excludes:
Public Driving

Private Rmks:

Personal Items.

Property is located one block off the Glen Rose Square in Somervell County. Take Barnard St. one block from Somervell

**Directions:** Court house. Hotel, main building front Barnard, the 3 cottages are on property.

Call the listing agent for showing or details. Electricity and water is turned off to keep building from having freezing issues in winter. They can be turned on for inspection if needed. Agents should bring flashlights, 3 stories inside main building to see all 3 floors. See transaction desk for survey, sellers disclosure, floorplans. This property consist of multi parcels of property, R03066, R02077, R02779, R11793

IntraOffice Remarks:

Buyer and Buyers agent should verify all information, square footage, utilities, taxes, City zoning and useages, seller and listing agent due to not warrant any information, but make every effort to provide good information

**Financial Information** 

Loan Type: Treat As Clear Bal: Payment:

Pmt Type: Lender: Orig Date: 2nd Mortg: No

Seller Concessions: Yes

**Agent/Office Information** 

**CDOM:** 0 **DOM:** 0 **LD:** 10/31/2025 **XD:** 10/21/2026

List Type: Exclusive Right To Sell

List Off: Keller Williams Brazos West (KWRE00GB) 817-279-6996 LO Fax: Brk Lic: 9009936

LO Addr: 1099 Waters Edge Dr. Suite 100 Granbury, Texas 76048 LO Email: broker@onewestgroup.com

List Agt: Steve Berry (0680285) 817-408-7030 LA Cell: 817-408-7030 LA Fax:

LA Email: steveberry@kw.com

LA Othr: LA/LA2 Texting: Yes/

LA Website: LO Sprvs: Chandra Stout (0585005) 254-335-0500

**Off Web:** <u>kwbrazoswest.com</u>

## **Showing Information**

Call: Agent Appt: 817-408-7030 Owner Name: Nivens

Keybox #: 00000 Keybox Type: Combo Seller Type: Standard/Individual

Show Instr: Call the listing agent 817-408-7030 for details and directions, This is a multi building property. Buyers agents need to

provide proof of funds to see the property.

Show Allowed: Yes Show Srvc: None

Occupancy: Vacant Open House:

Showing: Appointment Only
Surveillance Devices Present: None
Consent for Visitors to Record:Audio, Video

Prepared By: Steve Berry Keller Williams Brazos West on 10/31/2025 15:23

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