

1ST & MAIN

LEASE SPACE BUILT TO SUIT

104 N 1ST ST, TAYLOR, TX 76574



TOTAL SITE: 6,624 SQFT

TOTAL HEATED SQFT: 2,640 SQFT

TOTAL BLDG 1: 1,100 SQFT

TOTAL BLDG 2: 1,540 SQFT

- **FIRST FLOOR: 770 SQFT**
- **SECOND FLOOR: 770 SQFT**

Exterior Finishings:

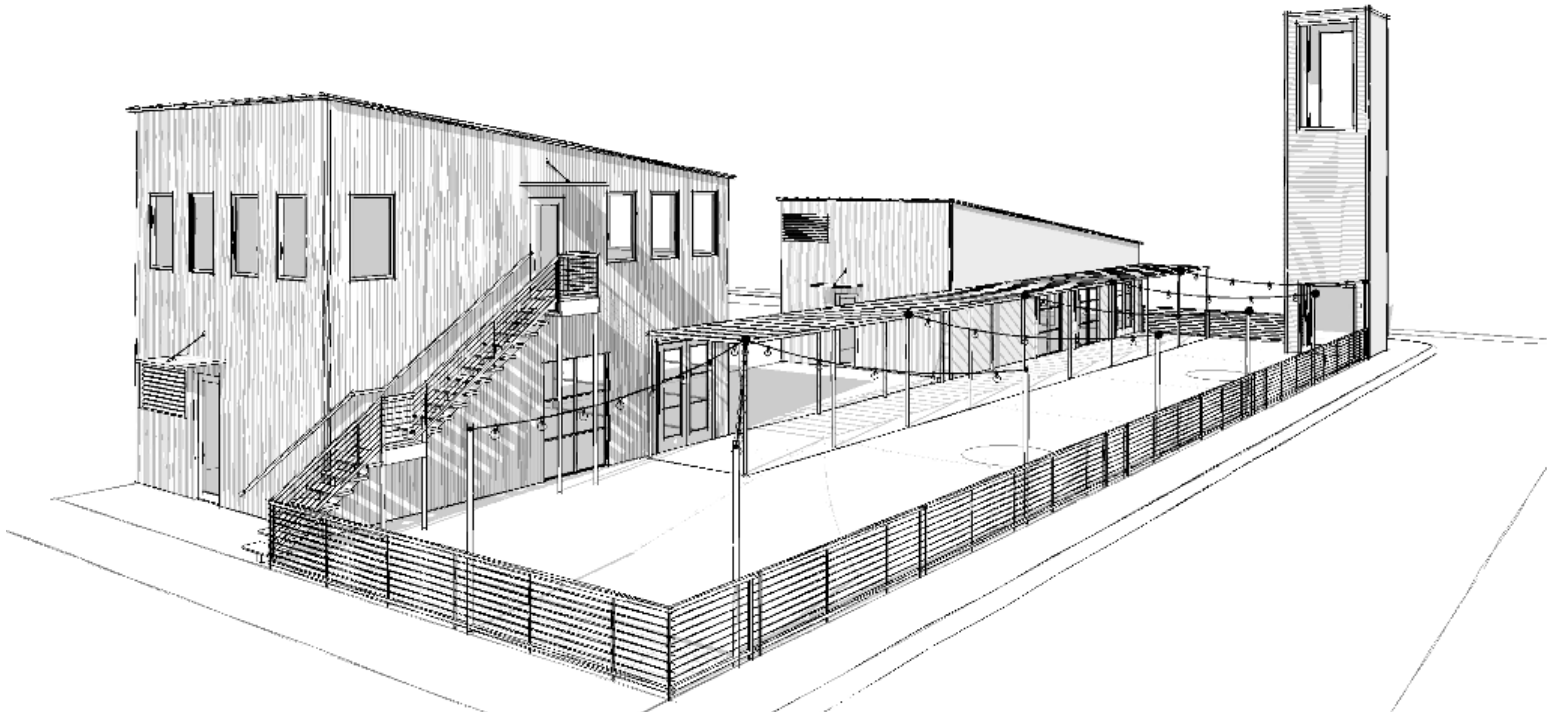
CORRUGATED METAL PANEL EXTERIOR
STEEL GUARD RAILS
STEEL HANDRAILS WITH WOOD STRINGERS AND RISERS

Interior Finishings:

GYPSON BOARD WALLS (TAPE & FLOAT) - NO FINISH MATERIAL OR TRIM
SEALED CONCRETE FLOORING
2X6 WD STUDS AT 16" ON CENTER
PLYWOOD SHEATHING
VAPOR BARRIER

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Creative lease space built to suit



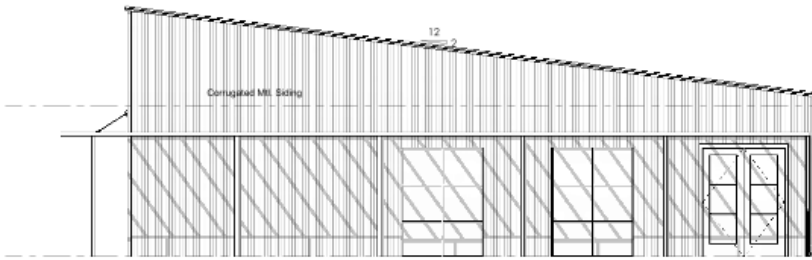
THE PROPERTY

Build to Suit lease space at the corner of two major highways in the heart of downtown Taylor. Additional City Parking added in March 2023. Perfectly situated near shops, bars, businesses and restaurants. Space built to suit your clients needs. Three separate spaces for a total of 2,460 indoor SF combined with ~4,000SF of dedicated outdoor space

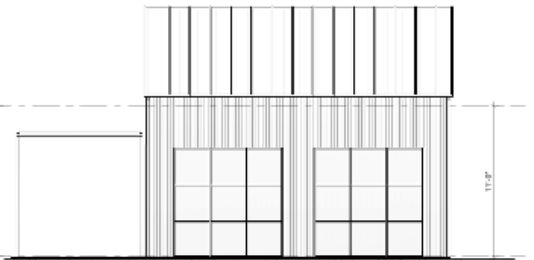


IDEAL SPACE FOR:

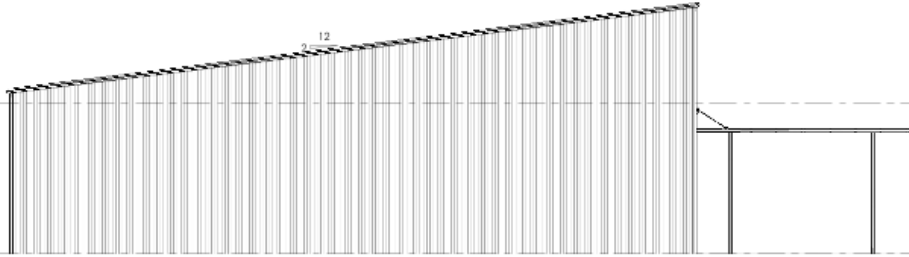
- Restaurant
- Music Venue
- Wine Bar
- Distillery



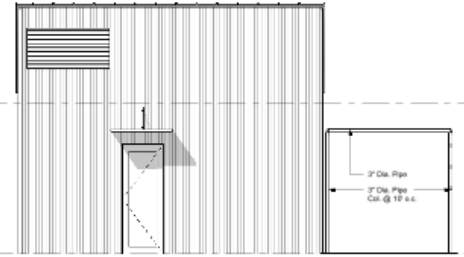
1 Front Elevation - Building 1
1/4" = 1'-0"



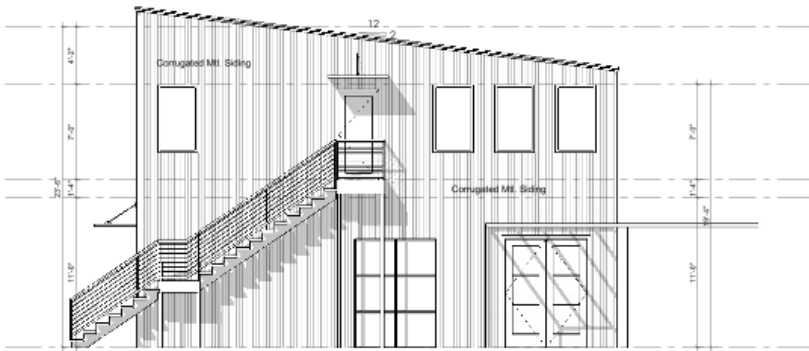
3 Right Elevation - Building 1
1/4" = 1'-0"



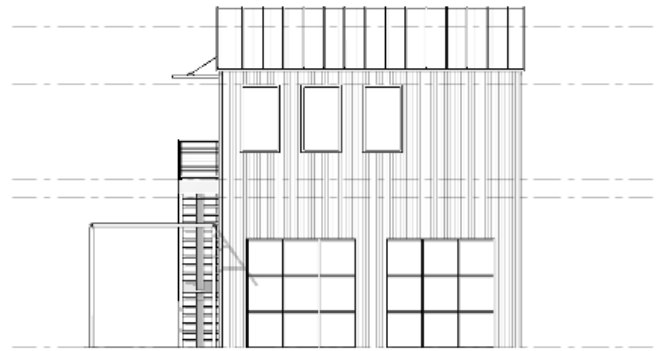
2 Rear Elevation
1/4" = 1'-0"



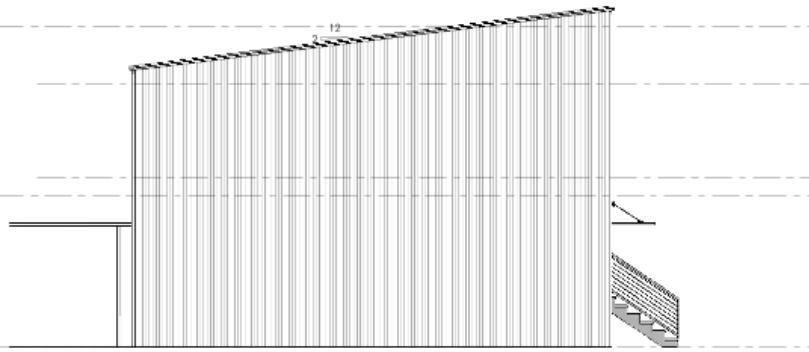
4 Left Elevation - Building 1
1/4" = 1'-0"



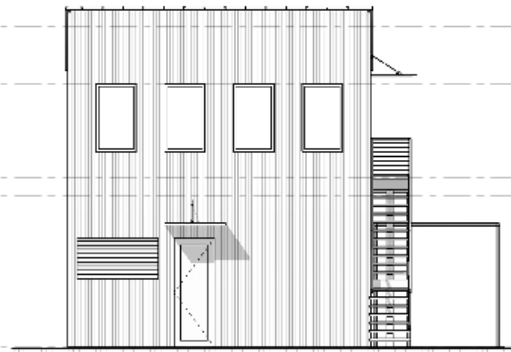
1 Front Elevation - Building 2
1/4" = 1'-0"



3 Right Elevation - Building 2
1/4" = 1'-0"



2 Rear Elevation - Building 2
1/4" = 1'-0"



4 Left Elevation - Building 2
1/4" = 1'-0"

IF PRINTED ON 11X17
SCALE IS 1/8" = 1'-0"

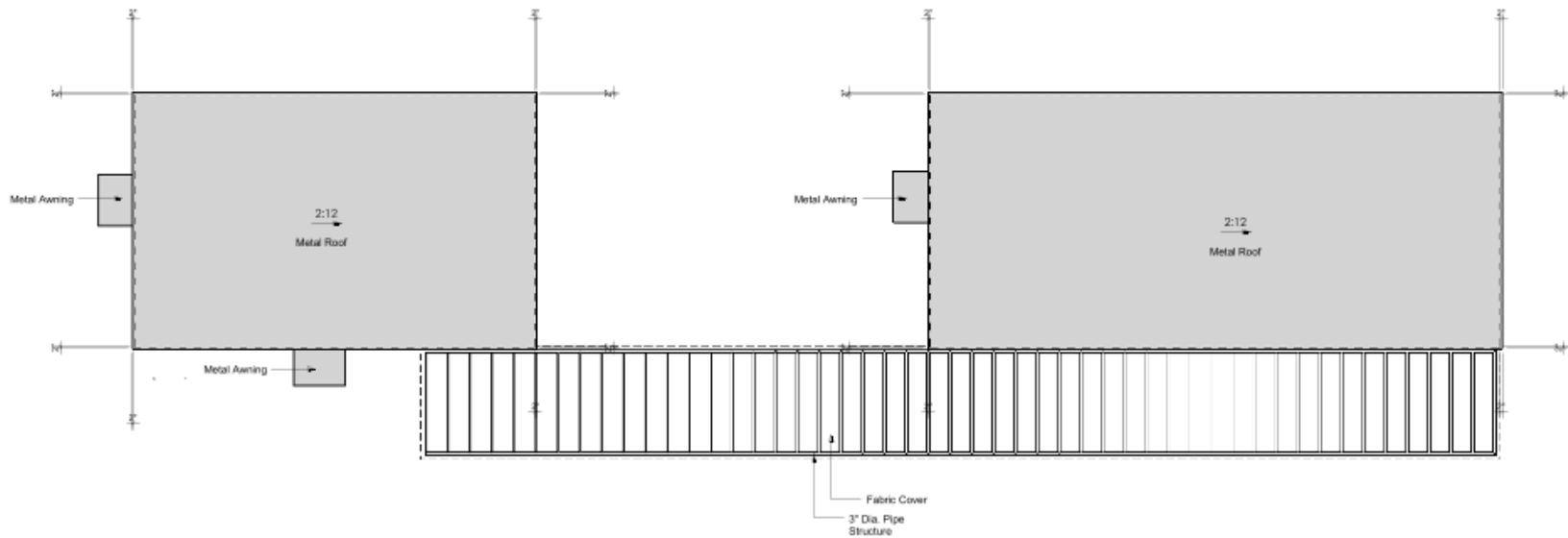
512.497.3967 | 737.864.5330

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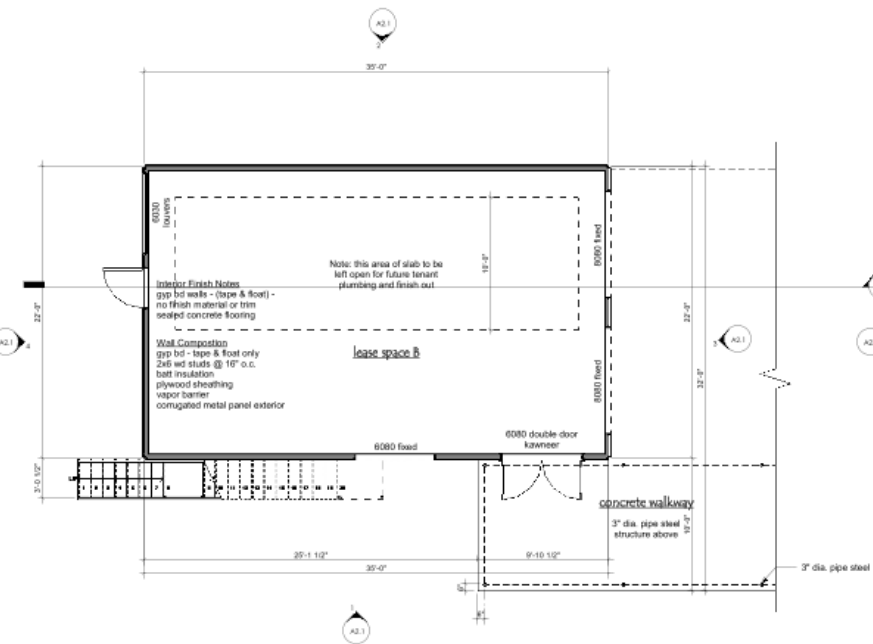
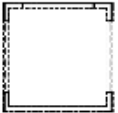
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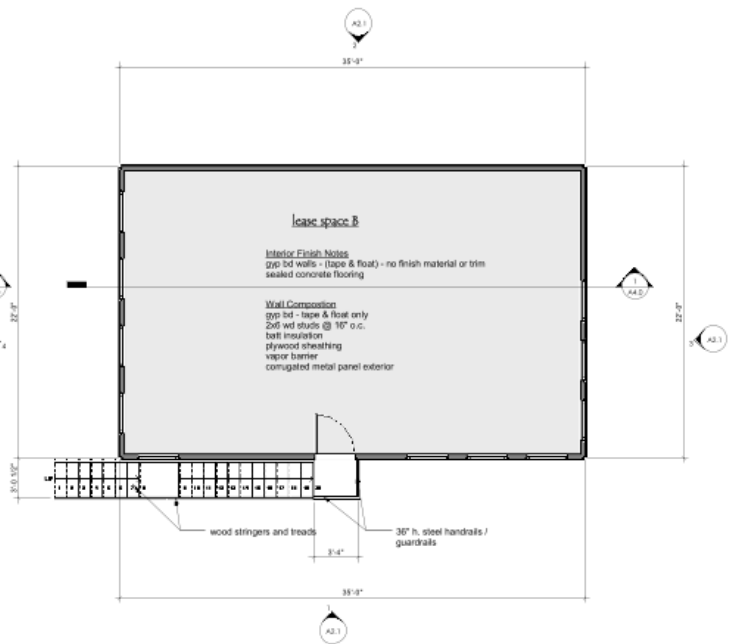


2 Roof Plan
3/16" = 1'-0"



1 First Floor Plan - Building 2
1/4" = 1'-0"

IF PRINTED ON 11X17
SCALE IS 1/8" = 1'-0"



2 Second Floor Plan - Building 2
1/4" = 1'-0"

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