

SALE

CHISHOLM COUNTRY STORE

1251 South State Highway 205 Rockwall, TX 75032



SALE PRICE

Call for Price

 [CLICK TO VIEW VIDEO](#)

Darrin Coles CCIM

(469) 794-6080

TX #755167

Donna Fielder

(972) 523-4305

TX #704067

Cristie Coles

(214) 460-2849

TX #0628110

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COLDWELL BANKER
COMMERCIAL
REALTY

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

This stunning property located on 1251 S State Highway 205 in McLendon Chisholm, TX is the perfect place for your business, office, church, retail, or multiple other uses with approval from the City of McLendon Chisholm! Situated on a historic 1 -acre lot, this 3,006 SF (Assessor) features a lush and well-maintained lawn with plenty of mature trees for shade, a large scenic porch, and excellent access to State Highway 205. Inside, you will find bright and open rooms, a well-lit kitchen, two public restrooms, and several potential office spaces. The backyard offers the perfect setting for outdoor Big Texas sky viewing, with a small parking lot in the front to accommodate most businesses. This commercial space is conveniently located near other offices on this strip and is just a short drive away from all that Dallas has to offer. Don't miss out on this amazing opportunity in an excellent location on a heavily traveled State Highway 205!

OFFERING SUMMARY

Sale Price:	Call for Price
Lot Size:	1 Acres
Building Size:	3,006 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	227	5,818	56,519
Total Population	757	17,655	164,485
Average HH Income	\$205,480	\$153,818	\$110,938

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PROPERTY HIGHLIGHTS

- • Traffic Counts over 16K
- • Zoned as General Business District. Ask for Planning.
- • Future Road Development includes 4 lane highway out front.
- • Built and used as a church in the late 1800's and early 1900's.
- • Current use is a Tea Room with Classic Texas Home Decorations sales.
- • Large open areas with a classic Texas Past that is sure to please any historian.
- • Main road that runs through Terrell, TX and Rockwall, TX.

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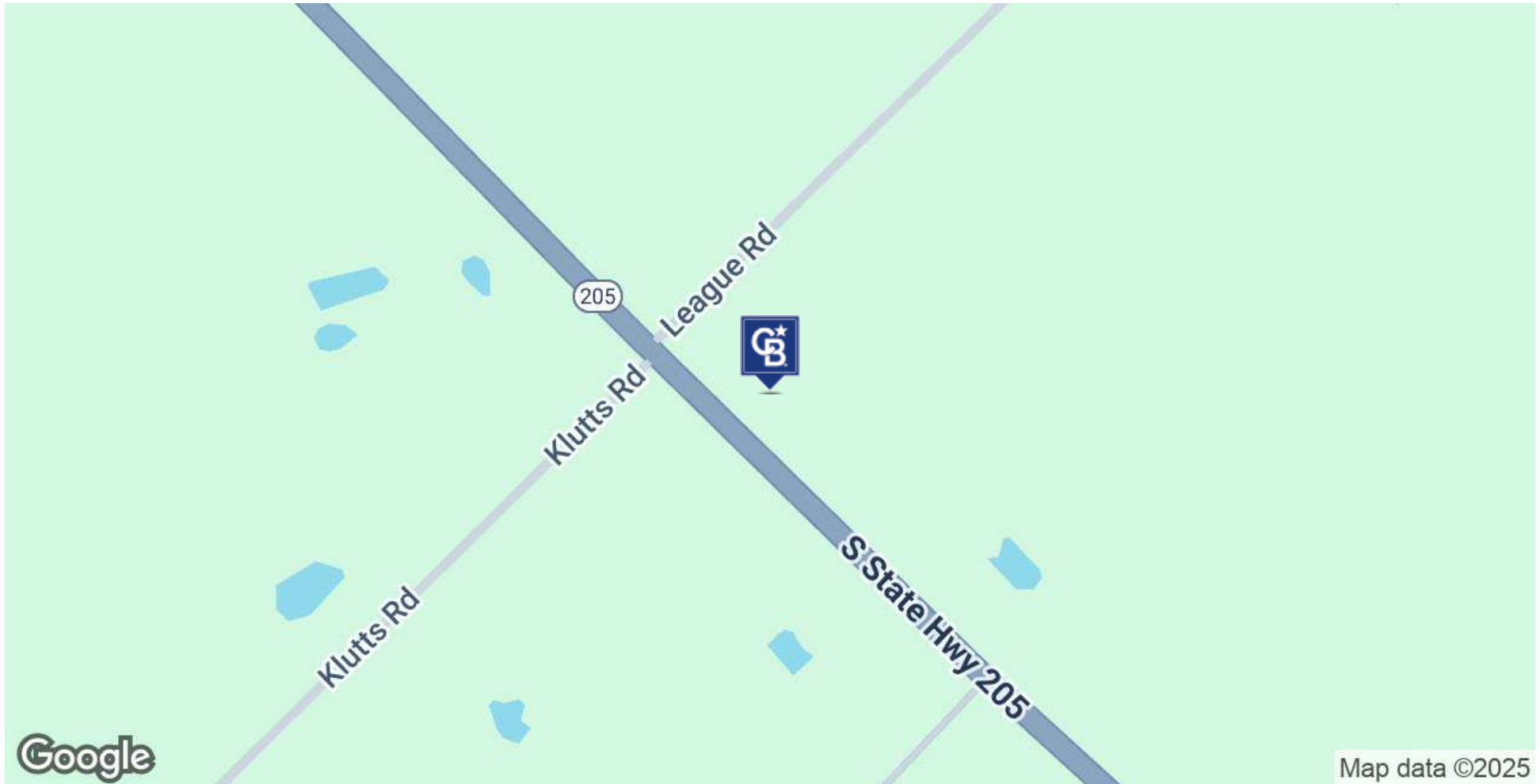


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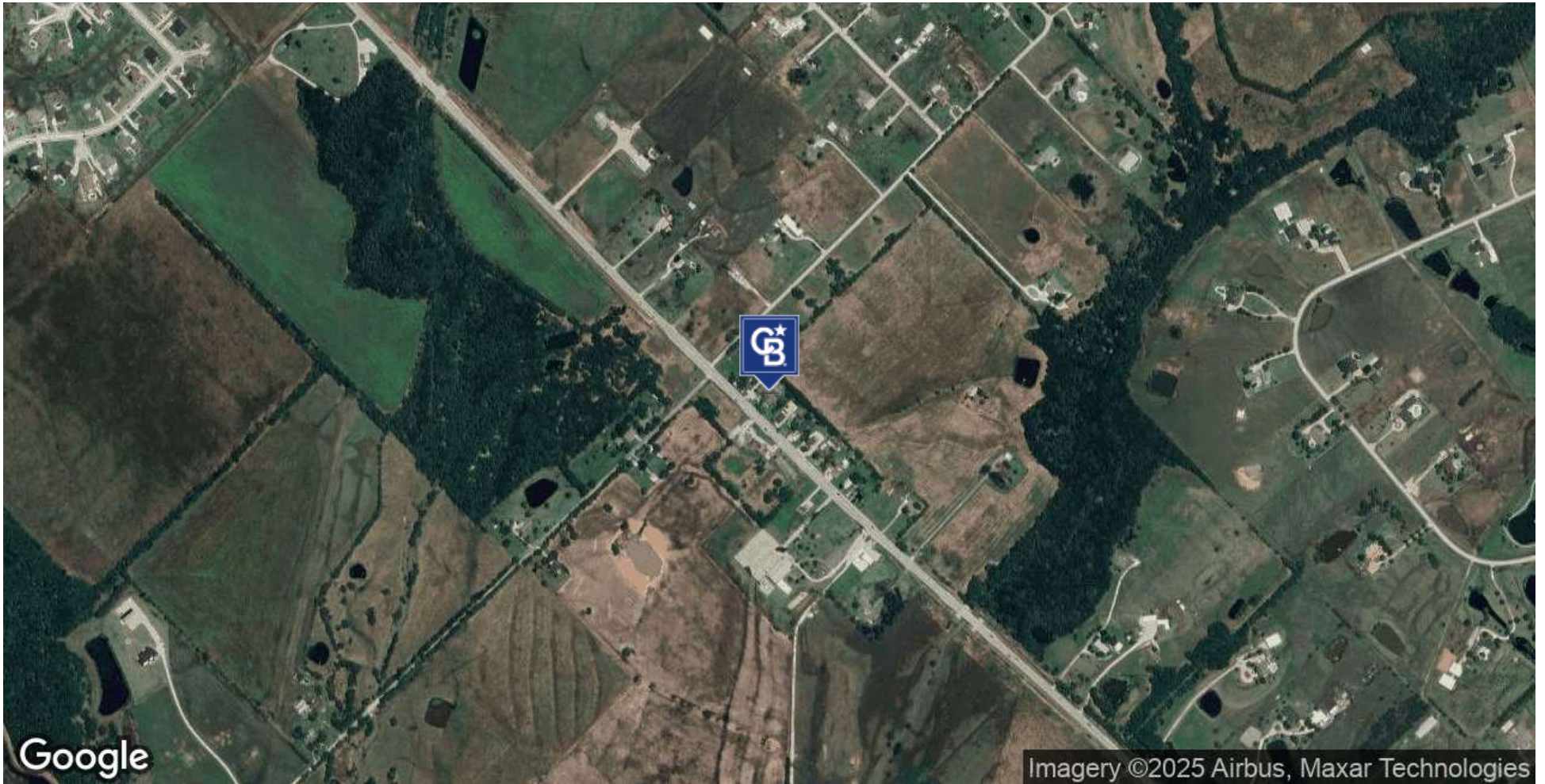


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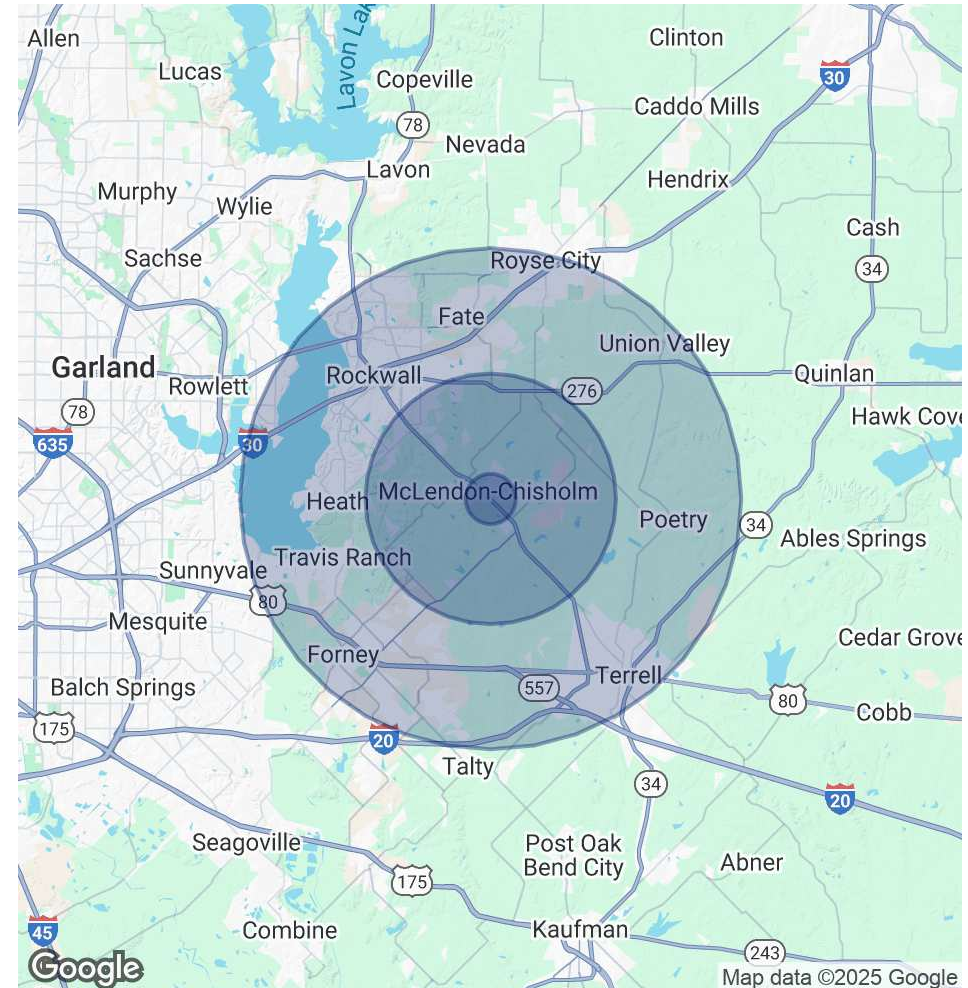
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	757	17,655	164,485
Average Age	36.1	37.8	36.8
Average Age (Male)	37.6	38.2	35.8
Average Age (Female)	32.9	38.2	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	227	5,818	56,519
# of Persons per HH	3.3	3	2.9
Average HH Income	\$205,480	\$153,818	\$110,938
Average House Value	\$497,061	\$377,458	\$261,456

2020 American Community Survey (ACS)



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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.

Coldwell Banker Realty	0420132	joanne.justice@cbrealty.com	(972)906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne Justice	0159793	joanne.justice@cbrealty.com	(972)906-7786
Designated Broker of Firm	License No.	Email	Phone
Frank Obringer	0738874	frank.obringer@cbrealty.com	(972)599-3451
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Darrin Coles	755167	darrin.coles@cbrealty.com	(469)794-6080
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



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