

FOR SALE / BUSINESS & REAL ESTATE

2000 S Commercial Ave, Coleman, TX 76834

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Available SF:	3,008 SF
Lot Size:	0.814 Acre
Building Size:	3,008 SF
Renovated:	2023
Price / SF:	\$164.56

PROPERTY OVERVIEW

Presenting an exceptional opportunity for restaurant investors, this property features a 3,008 SF building with the potential for a drive-thru, set on 0.814 acres in the sought-after Coleman area. With a versatile layout conducive to a wide variety of restaurant concepts, ample space for personalized branding and signage, and potential for outdoor dining or storefront display, this property offers high visibility and accessibility for a steady flow of customers. Well-maintained and ready for customization, it provides a unique canvas for a distinctive and profitable restaurant business, promising a prominent presence in the thriving Coleman market.

PROPERTY HIGHLIGHTS

- - Restaurant / Drive Thru
- - Versatile layout conducive to many restaurant concepts
- - Ample space for personalized branding and signage
- - High visibility and accessibility for potential customers
- - Potential for outdoor dining or storefront display
- - Well-maintained and ready for customization
- - Opportunity for a unique and distinctive business concept

MATTHEW MUZECHENKO

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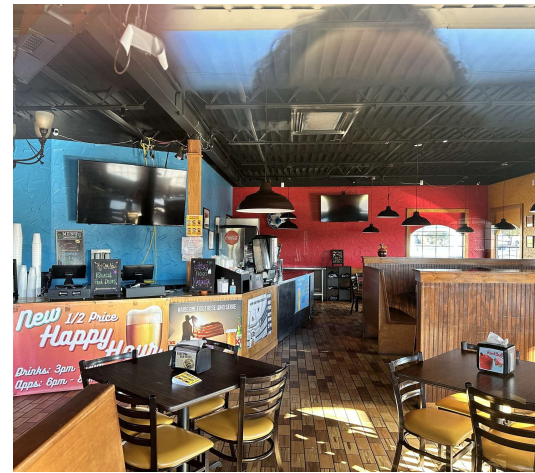
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ADDITIONAL
PHOTOS



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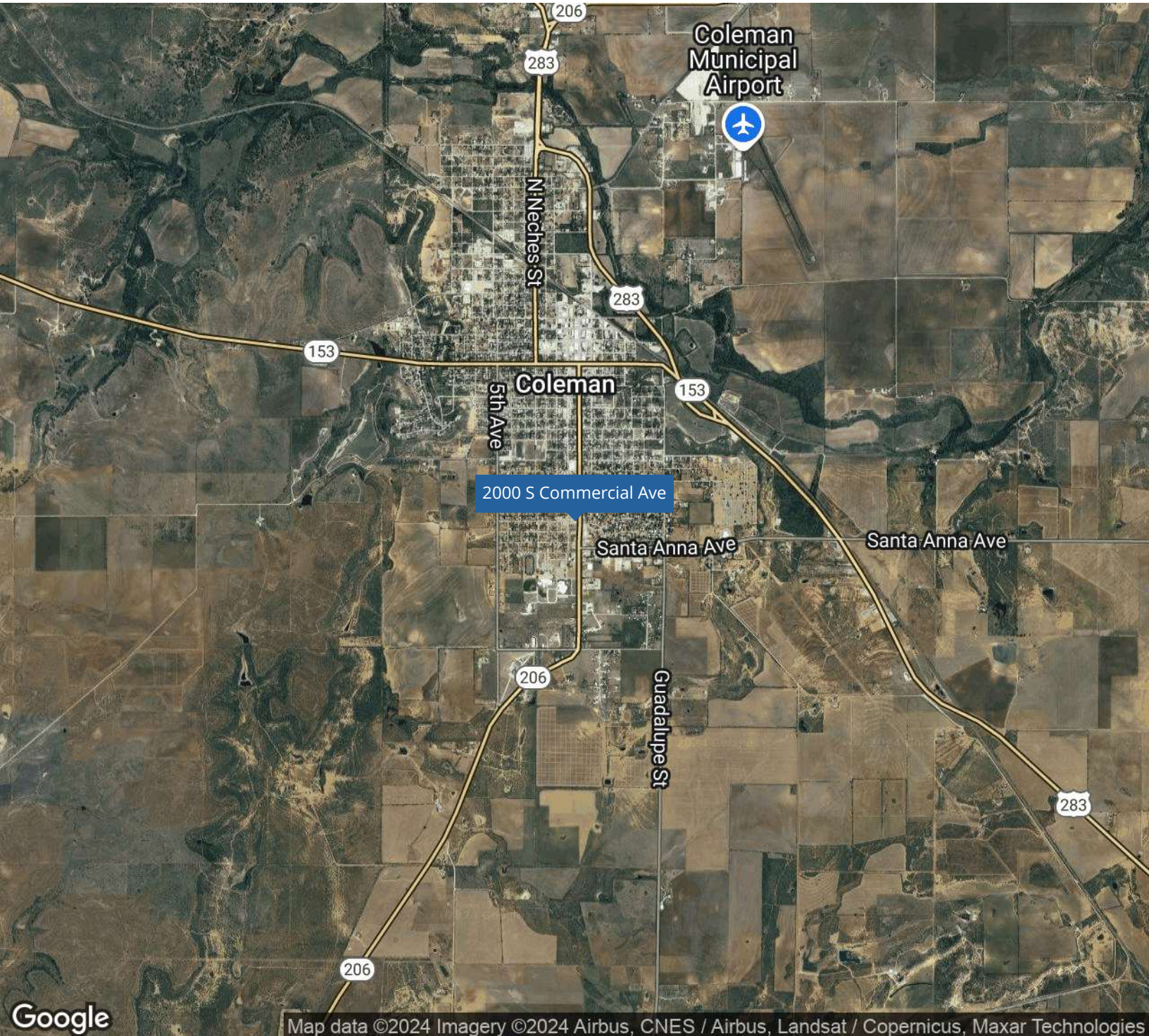
 **Paul Johnson
& Associates**

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LOCATION
MAP



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DEMOGRAPHICS
MAP & REPORT



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	568	1,218	2,739
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	255	547	1,243
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$47,561	\$49,840	\$53,361
Average House Value	\$147,937	\$145,546	\$134,729

Demographics data derived from AlphaMap

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