
Trust CRE

It's in the name



**Prime Mixed-Use Opportunity on Main Street in
the Heart of Bellville**

767 W Main St, Bellville, TX 77418-1214

Details

Property Type	Mixed Use
Subtype	Commercial
Land Acres	+/-0.4
Lot Size (sq ft)	+/- 14,135
County	Austin County
Asking Price	\$500,000

Description

Positioned along Bellville’s highly traveled W Main Street corridor, this versatile property at 767 W Main St delivers a rare combination of retail frontage, light industrial functionality, and residential adaptability—ideal for owner-users, investors, or redevelopment buyers seeking a strategic foothold in one of Austin County’s most stable and fast-growing markets.

Current use is as retail flooring store, warehouse for materials storage and workshop, and owner’s primary residence. There is also a 1 bed/ 1 bath apartment behind the warehouse that could be leased for extra income.

The site offers excellent visibility, easy access, and flexible zoning characteristics that support a wide range of uses. Whether you’re expanding a service business, opening a customer-facing retail operation, establishing a workshop or distribution point, or converting to residential or live-workspace, this property provides the footprint and location to make it work.

Highlights

- **High-visibility Main Street frontage** with steady local and regional traffic
- **Flexible mixed-use potential** — retail, office, service, light industrial, or residential
- **Ideal for owner-operators** needing both storefront presence and functional workspace
- **Strong local demographics** and proximity to Bellville's historic town square
- **Easy access to Hwy 36 and FM 529**, connecting to Brenham, Sealy, Hempstead, and the greater Houston region
- **Excellent redevelopment candidate** for investors seeking value-add opportunities





Advisor Biography

Jeff Williams is founder of Trust Commercial Real Estate, LLC., a real estate brokerage dedicated to helping clients achieve their financial goals through real estate. Whether the client is a small business looking to lease their first commercial space, or an owner in need strategic analysis of their portfolio in these challenging times, Jeff has the skills and experience to guide them to successful outcomes.

Before setting out to conquer the world of commercial real estate, Jeff spent 20 years in IT, first in technical roles, then as a project manager, leading projects to on-time, on-budget delivery worldwide. One of the highlights of his career was working for Ross Perot, Sr. where Jeff learned the value of sincerely investing in people and building relationships based on trust and hard work towards a common goal.

Walking a fine line between being entrepreneurial and being crazy, Jeff has launched other business with his wife and adult children. And though real estate can sometimes be a 24/7/365 engagement, in his down time Jeff can be found traveling with his wife Stephany or playing guitar.



Jeff Williams
Broker | Owner



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