

# DOWNTOWN BOWIE PORTFOLIO

222 N Mason Street, 201 Walnut Street, and 106 N Smythe Street, Bowie, TX 76230

106 N Smythe St  
1,360 SF

222 N Mason St  
5,750 SF

201 Walnut St  
10,706 SF



**PORTFOLIO**  
COMMERCIAL

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# DOWNTOWN BOWIE PORTFOLIO

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## PROPERTY INFORMATION

*Call for Price*

### PROPERTY ADDRESS

*222 N Mason Street- ±5,750*

*201 Walnut Street- ±10,726 SF*

*106 N Smythe Street- ±1,360 SF*

*Bowie, TX 76230*

### PROPERTY SIZE

*~17,800 Sq. Ft. Total*

222 N Mason Street, 201  
Walnut Street, and 106 N  
Smythe Street Bowie, TX  
76230

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# PROPERTY OVERVIEW

Portfolio Commercial is pleased to present a three-property investment opportunity located in Bowie, Texas. This portfolio consists of a diverse mix of retail, office, and multifamily assets totaling approximately 17,800 square feet, offering investors a unique chance to acquire multiple income-producing properties at an accessible basis.

The portfolio includes a partially leased retail building, a mixed-use office property with additional unfinished space, and a remodeled duplex. Each asset presents its own operational profile, while collectively providing a balanced investment strategy with both in-place income and future upside.



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# PROPERTY DETAILS

Portfolio Commercial presents a three-property commercial investment opportunity located in Bowie, Texas, consisting of retail, office, and multifamily assets positioned within the city's historical downtown corridor.

The portfolio includes:

- **222 N Mason St, Bowie, TX** – ±5,750 SF retail building with an existing tenant (Belladonna) occupying the ground floor
- **201 Walnut St, Bowie, TX** – ±10,726 SF mixed-use office building with approximately 5,300 SF of finished office space and a partially unfinished second floor
- **106 N Smythe St, Bowie, TX** – ±1,360 SF remodeled duplex providing residential income

Totaling approximately **17,800 square feet**, this portfolio presents a rare opportunity to acquire multiple asset types at a basis that allows for repositioning, lease-up, and long-term value creation.

These properties are located within close proximity to one another, allowing for operational efficiency and simplified management for an investor seeking to control multiple assets within a single submarket.

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## INVESTMENT NARRATIVE

This is a value-add portfolio designed for investors who understand how to create equity through execution.

Each property presents a different stage of stabilization:

- **222 N Mason St** offers **in-place retail income** with future upside through tenant stabilization and potential rent growth
- **201 Walnut St** provides a **large footprint with significant vacancy and unfinished space**, ideal for an investor to lease, subdivide, or reposition for office, retail, or alternative commercial use
- **106 N Smythe St** delivers **residential income from a remodeled duplex**, offering a more stabilized component within the portfolio

While the properties require varying levels of improvement and active management, the combined offering allows a buyer to diversify income streams while maintaining a low overall acquisition basis.

For the right investor, this portfolio represents an opportunity to:

- Increase occupancy
- Improve **Downtown Bowie**
- Drive rental income
- Create long-term appreciation

# INVESTMENT HIGHLIGHTS

- **Three-property portfolio** across retail, office, and multifamily sectors
  - **Total building area:** ±17,800 SF
  - **Attractive basis** relative to replacement cost
  - **Existing income in place** with additional upside potential
  - **Value-add opportunity** through lease-up and renovations
  - **Mixed tenant exposure** reduces reliance on a single income stream
  - **Walkable proximity between assets** for operational efficiency
  - **Flexible exit strategies**, sell individually or as a portfolio
  - **Ideal for investors seeking small-market opportunities with scale**
- 

## PROPERTY BREAKDOWN

### 222 N Mason St – Retail Asset

- ±5,750 SF building
- Ground floor retail tenant (Belladonna)
- Downtown Bowie location with visibility and accessibility
- Opportunity to stabilize tenancy and increase rents over time

### 201 Walnut St – Office / Mixed-Use Asset

- ±10,726 SF building
- ±5,300 SF built-out office space
- Second floor unfinished, offering significant upside
- Ideal for office users, co-working, conversion, or redevelopment

### 106 N Smythe St – Duplex Asset

- ±1,360 SF duplex
- Recently remodeled from a salon
- Provides residential income component
- Lower management intensity compared to commercial assets

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# LOCATION OVERVIEW

Bowie, Texas is a growing North Texas community located along US Highway 287, providing connectivity between the Dallas-Fort Worth Metroplex and Wichita Falls. The area serves as a regional hub for surrounding rural communities, supporting a mix of local businesses, retail services, and professional offices.

The subject properties are located within Bowie's downtown and surrounding commercial corridors, benefiting from:

- Established local business presence
- Consistent local traffic patterns
- Proximity to major roadways including US-287
- Access to regional population centers

The market is characterized by **limited inventory, lower entry pricing, and strong demand for functional space**, making it attractive to investors seeking yield outside of major metro areas.

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# OFFERING SUMMARY

- **Portfolio Price:** \$874,000
  - **Total Buildings:** 3
  - **Total SF:** ±17,800
  - **Asset Types:** Retail, Office, Multifamily
  - **Location:** Bowie, Texas
- 

## OFFERING STRUCTURE

Ownership is offering the portfolio for sale **as a package or on an individual basis**.

Buyers have the flexibility to:

- Acquire all three assets for scale and diversification
- Target individual properties based on investment strategy
- Combine select assets to create a tailored portfolio

This flexibility expands the buyer pool and allows for multiple acquisition strategies, including investors, owner-users, and small portfolio buyers.

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# PROPERTY PHOTOS



# DOWNTOWN BOWIE PORTFOLIO

201 Walnut Street, Bowie, TX 76230

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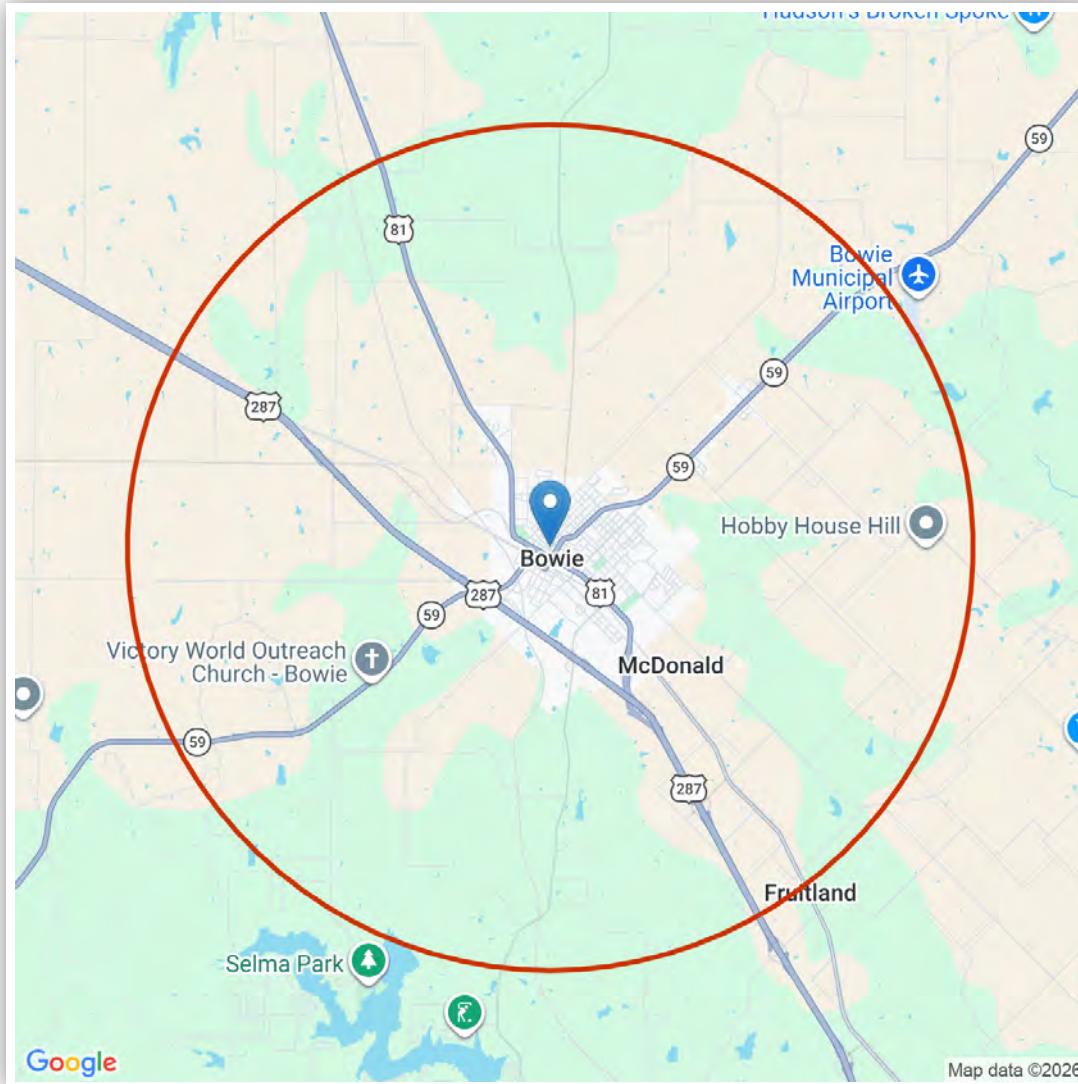
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# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



## DOWNTOWN BOWIE PORTFOLIO

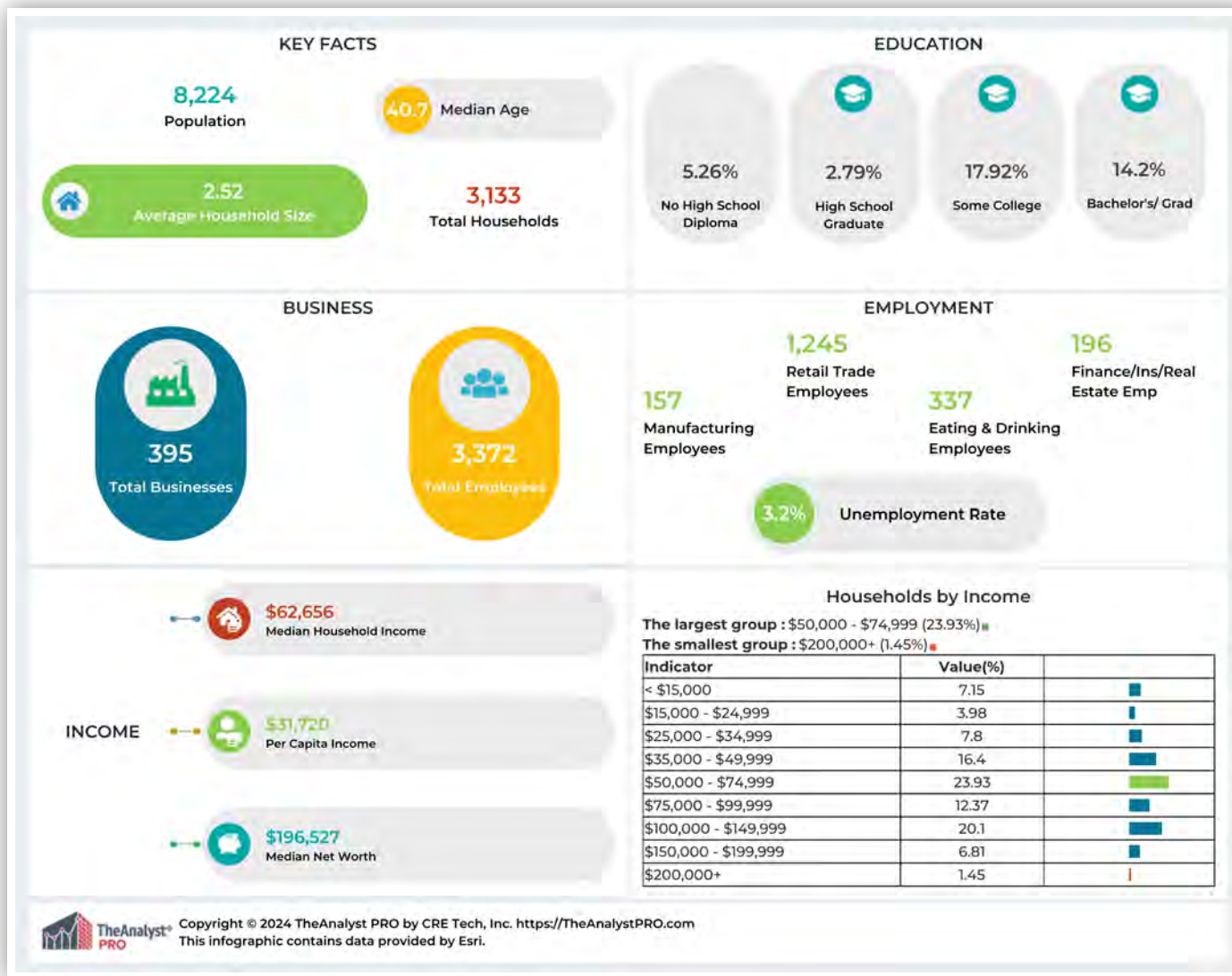
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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



## DOWNTOWN BOWIE PORTFOLIO

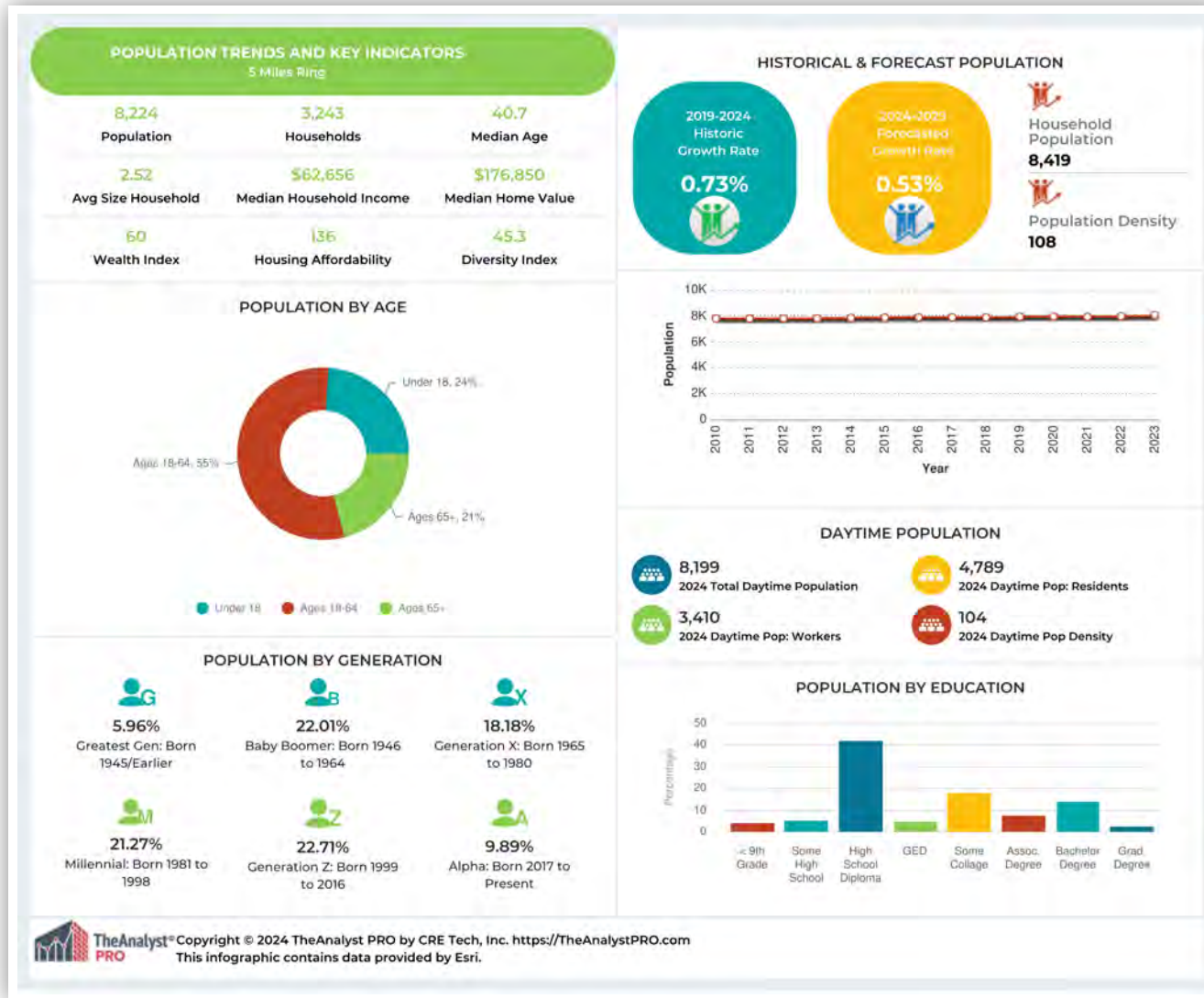
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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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# Aerial Location



## DOWNTOWN BOWIE PORTFOLIO

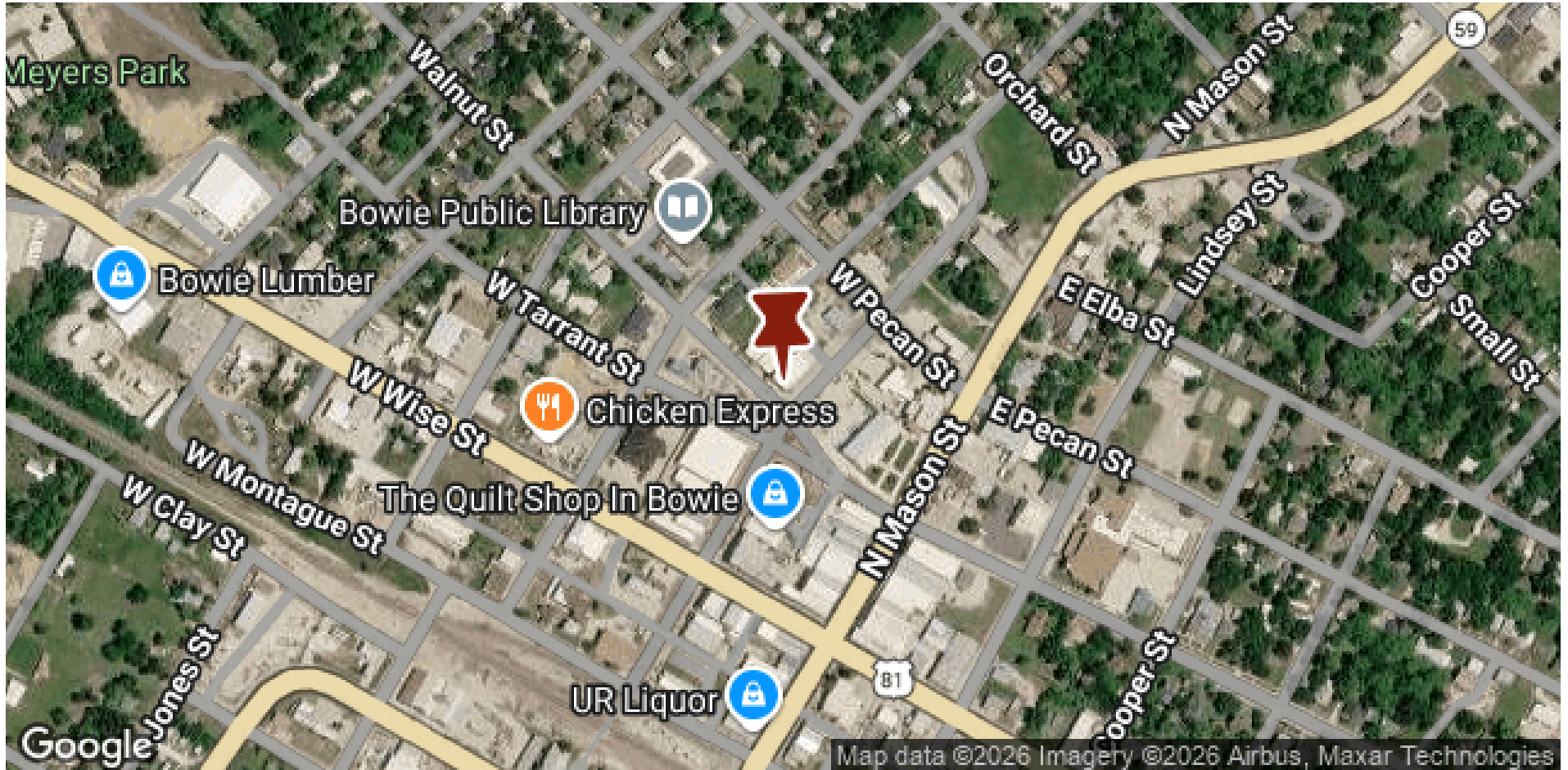
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# AERIAL ANNOTATION MAP



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