

105 Ward Street
Cuero, TX



Investment Highlights

Easily Adaptable

This property perfectly blends the comfort of a home setting with the functionality of a business space.

Spacious Layout

Previously operated as a daycare, this property offers an adaptable layout ideal for a wide range of uses – from professional offices and boutique retail to medical, educational, or service-based businesses.

Convenient Location

Located just minutes from Cuero's downtown area and major thoroughfares, the property offers excellent visibility and accessibility. The lot provides ample parking and outdoor space, further enhancing its usability for staff and visitors alike including alley access.

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Overview



<i>List Price</i>	<i>Lot Size</i>	<i>Building Size</i>	<i>Year Built</i>	<i>Rooms</i>
\$199,000	0.33 AC. (14,374.8 SQ FT)	2,032 SQ FT	Built 1950 Renovated 2007	6 Separate work rooms 3 Restrooms 1 Kitchen Ample Storage

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SPACIOUS INTERIOR



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ROOM TO EXPAND



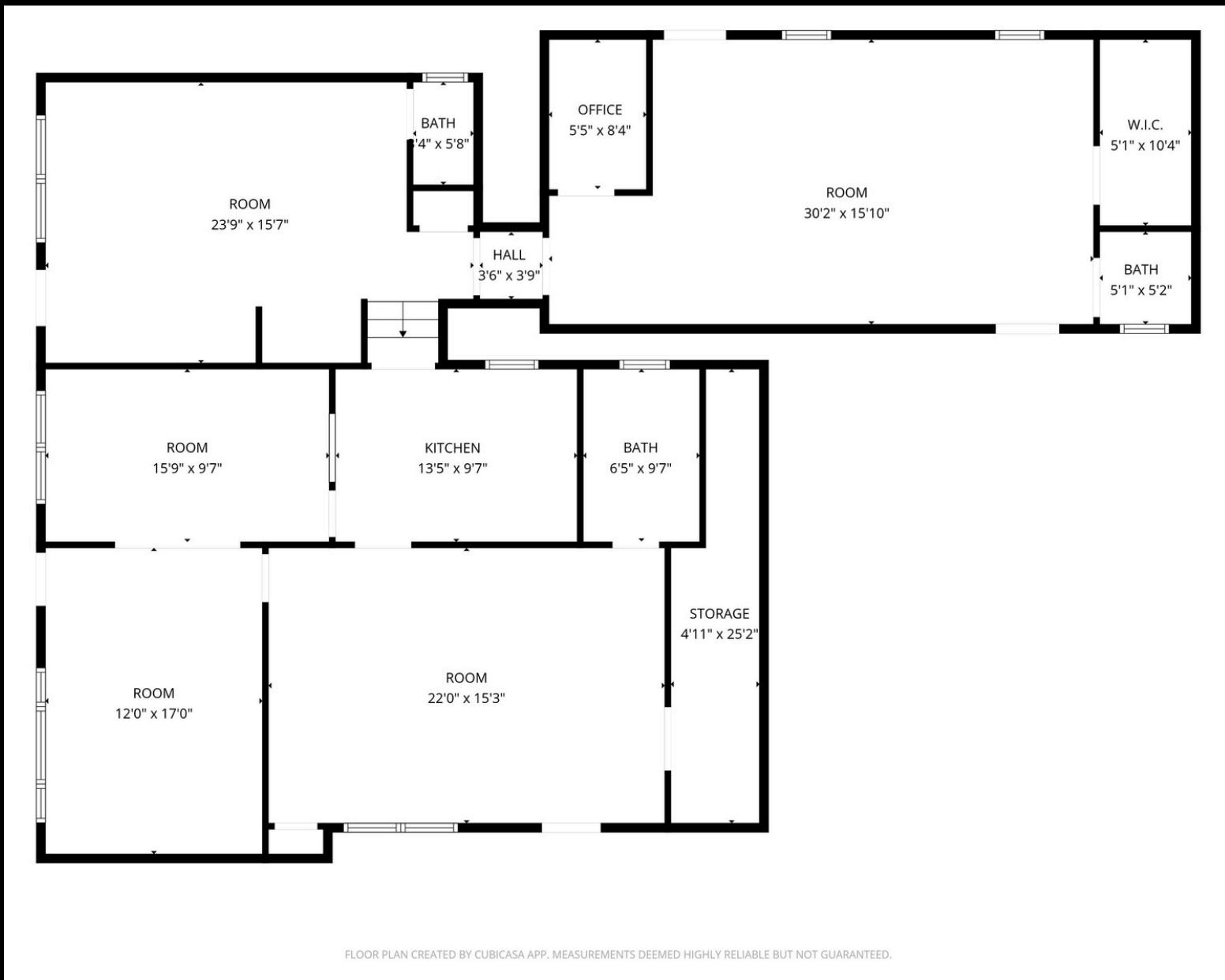
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LOCATION

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MARKET OVERVIEW

Cuero, TX offers a stable and affordable real estate market supported by steady economic fundamentals and strategic regional positioning. Home values remain well below those of major Texas metros, making the market attractive to first-time buyers, families, and investors seeking value and long-term potential. The housing stock is diverse, ranging from historic homes near downtown to larger residential lots and available land suitable for infill or new development. While market activity is measured rather than rapid, pricing stability and manageable days on market reflect a balanced environment driven by local demand and limited inventory rather than speculative growth.

From an economic development perspective, Cuero benefits from a diversified base anchored in agriculture, healthcare, education, and retail, with Cuero Regional Hospital serving as a major employer. The City of Cuero and the Cuero Development Corporation actively reinvest Type B sales tax revenues into infrastructure, business incentives, and quality-of-life improvements that support business retention and expansion. Recent state and federal investments, including funding tied to tourism, workforce development, and downtown revitalization, signal a long-term commitment to sustainable growth and community enhancement.

Cuero's location strengthens its appeal, offering access to key highways, rail service, and proximity to larger markets such as Victoria, San Antonio, Austin, and the Texas Gulf Coast. This connectivity positions the city well for logistics, light industrial, and service-oriented businesses while maintaining its small-town character. Overall, Cuero represents a market defined by affordability, proactive economic leadership, and steady opportunity—well-suited for residents, developers, and businesses seeking sustainable growth rather than volatility.

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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS REAL ESTATE COMMISSION

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Regulated by the Texas Real Estate Commission

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