

204 W MAIN ST

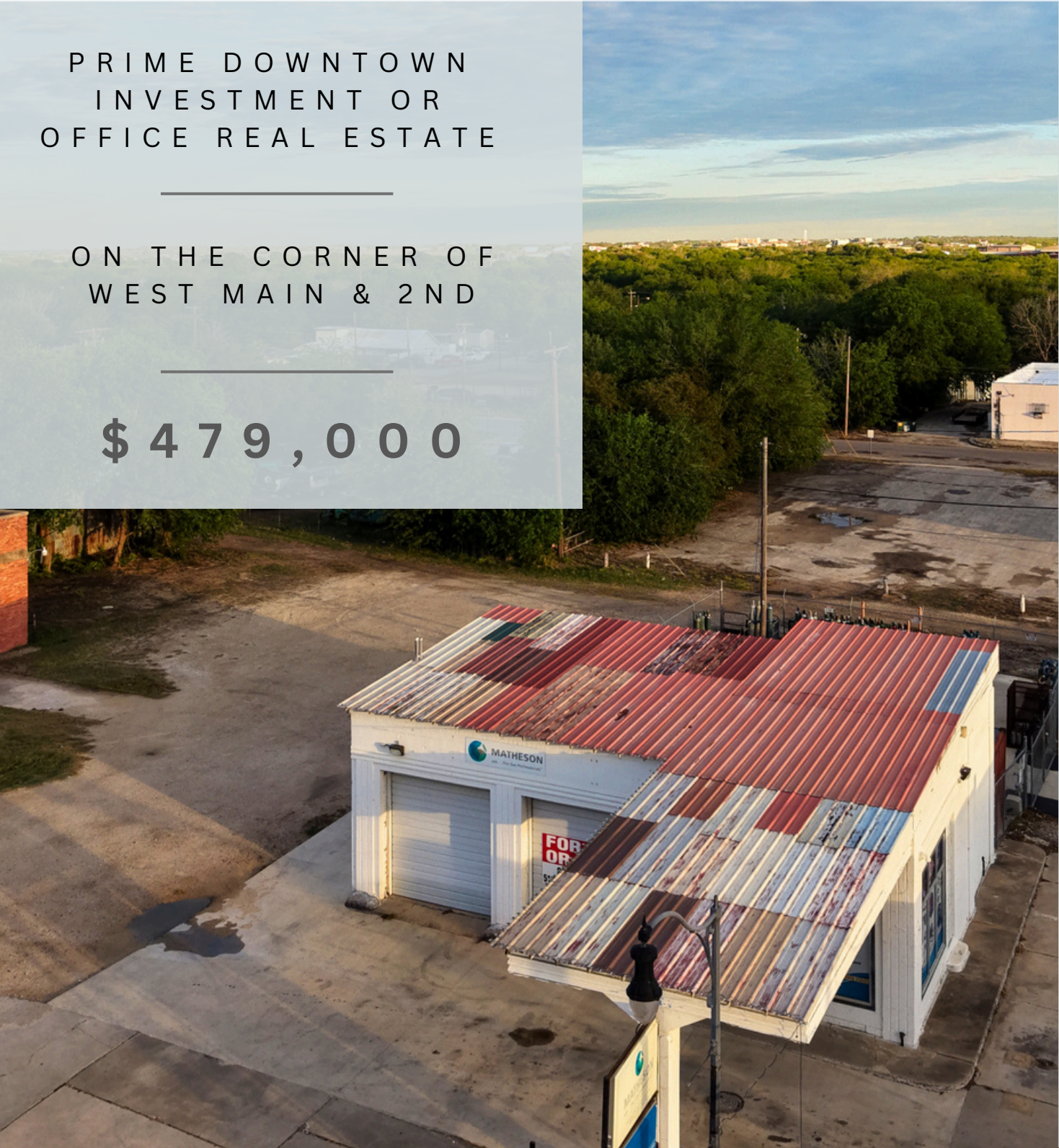
KENEDY, TX

PRIME DOWNTOWN
INVESTMENT OR
OFFICE REAL ESTATE

ON THE CORNER OF
WEST MAIN & 2ND

\$ 4 7 9 , 0 0 0

FOR SALE



CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES

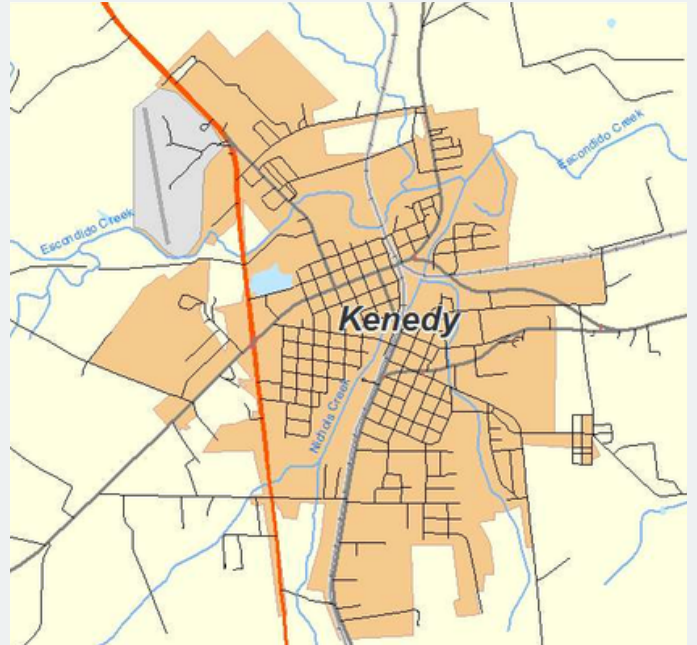
210.383.0007

CHARLIE@LEGACYBROKERGROUP.COM

PROPERTY DESCRIPTION

WELCOME TO KENNEDY TEXAS!

This central and prime piece of real estate is a large downtown lot with a vintage retail shop and garage already in place. Located on W Main at the hard corner of 2nd. At the very center of downtown Kenedy this property is perfect for retail, restaurant, coffee, bar and multiple other creative concepts. Call Charlie directly at 210.383.0007



AERIAL + LOCATION



LISTING DETAILS



COUNTY

**KARNES
COUNTY**

POPULATION + MEDIAN AGE

KENEDY, TX
POP: 3,308
AGE: 31.6 yrs

SUBTYPE

COMMERCIAL
OFFICE + LAND
FOR DEVELOPMENT

LOCATION

**CORNER W
MAIN & 2ND**

MARKETING FACTORS + AREA RESEARCH

KENEDY, TX

Kenedy blends small-town Texas charm with a rich ranching heritage, offering a welcoming community atmosphere and an affordable quality of life rooted in South Texas tradition.

Located at the intersection of U.S. Highways 181 and 72, Kenedy serves as a regional hub for Karnes County — connecting residents to commerce, healthcare, and agriculture across the surrounding area.

Its proximity to the Eagle Ford Shale energy corridor has brought economic activity and development opportunities, making Kenedy a community on the rise with strong regional ties.

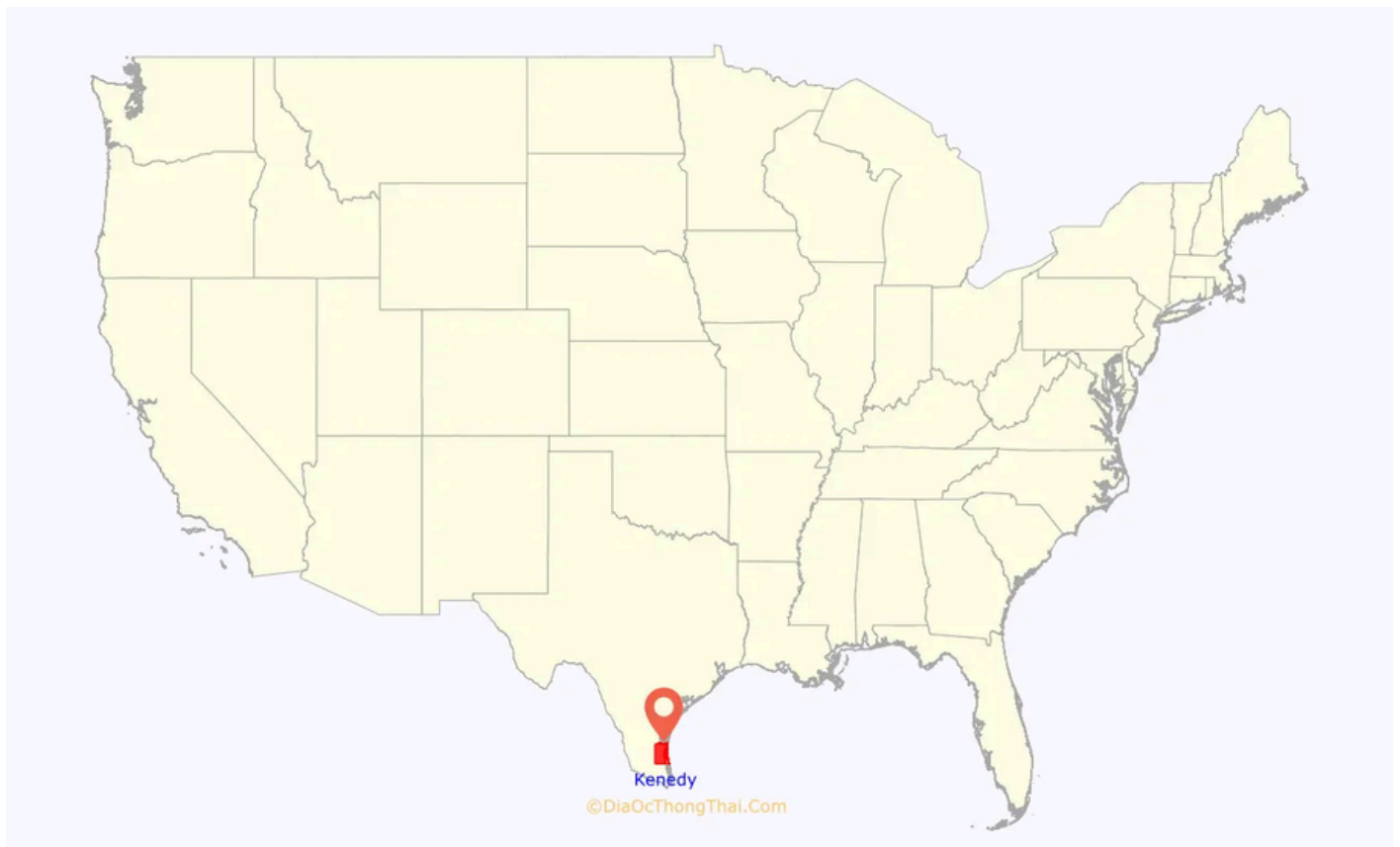


LOCATION DETAILS

KENEDY, TEXAS

Kenedy is the county seat of Karnes County, situated in the South Texas Plains region. The city's welcoming community spirit and practical amenities make it a steady, livable market. Kenedy is centrally located to several key South and Central Texas destinations.

- 50 min from San Antonio
- 45 min from Cuero
- 30 min from Karnes City
- 1 hour from Victoria
- 1 hour 15 min from Corpus Christi
- 1 hour 20 min from Austin



MEET YOUR AGENT

CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

☎ 210.383.0007

✉ charlie@legacybrokergroup.com

🌐 www.legacybrokergroup.com



With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

LEGACY BROKER GROUP

☎ O: 830.446.3378

📍 710 E BLANCO RD, BOERNE, TX 78006

🌐 www.legacybrokergroup.com



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.

11-2-2015



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.

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.

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.

<u>TXDT, LLC dba Legacy Broker Group</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9445445</u> License No.	<u>richmond@legacybrokergroup.com</u> Email	<u>830-446-3378</u> Phone
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<u>Charles Riddle</u> Sales Agent/Associate's Name	<u>664534</u> License No.	<u>Charlie@legacybrokergroup.com</u> Email	<u>2103830007</u> Phone



LEGACY

BROKER GROUP



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NOTABLE TRANSACTIONS/PROJECTS

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

COMMERCIAL | LAND | RANCH | RESIDENTIAL | INVESTMENT

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