

COMMERCIAL PROPERTY + RECORDING STUDIO OPPORTUNITY

1132 Main St, Commerce, TX 75428

Property Overview

Exceptional **mixed-use commercial property** located in the heart of downtown Commerce, TX. Currently operating as a **music retail, instrument repair, and professional recording facility**, this asset offers **multiple income streams** with significant upside potential.

This is **not just a building**—it is a **multi-income creative asset** with built-in studio infrastructure and scalable revenue opportunities, ideal for investors, studio operators, or creative entrepreneurs.

Building Improvements & Updates

- **Roof:** 3" ISO Modified Bitumen commercial roof (2020)
- **Electrical:** Updated (2008)
- **HVAC:** Unit + commercial metal ductwork (2009)
 - Air handler replacement recommended (~\$9,400 – Don's HVAC)
- **Plumbing:** Updated (2008) + additional upgrades (2024)
- **Rear Structure:** Parapet removed; upgraded to metal R-panel shed roof (2009)
- **Flooring Structure:** Leveled and reinforced (2008)
- **Interior Paint:** Updated (2019)
- **Commercial Carpet Squares:** Installed (2019)

Additional Improvements

- Emergency exit lighting (2011)
- Front metal awning + architectural window upgrade (2008)
- Handicap-accessible ramp at front entrance
- Kitchen updated (2011)
- Double rear commercial door (2008)
- Conference lighting & ceiling fans (2010)
- Ceiling tiles repaired and custom finished (2009)

Recording Studio Infrastructure

- **Studio A:** Modeled after Slash's "The Cave" (formerly associated with Billy Bob Thornton), built & wired (2009)
- **Studio B:** Custom design by Brad Davis, built & wired (2012)
- **Isolated Amplifier Vault** for controlled tracking
- **Acoustic Treatment:** SRS reflection control panel system
- **Rear Shop Area:** Concrete floor + R-panel roof
- **Retail & Office Buildout:** Completed (2010)

Safety & Compliance

- No lead-based paint
- No asbestos
- No roof leaks
- No structural issues
- Handicap-accessible entrance
- Bathroom grandfathered for ADA compliance

Current Tenants & Income

- **Bill Webb – Instrument Repair:** \$300/month
- **Dr. Kenny Davin Fine – Online Retail:** \$400/month
- **DJ Coda – Music Production (Studio B):** \$400/month equivalent (service exchange)
- **Brick Row Music Store:** Occupies retail + office space

Established tenant base with strong upside through rent increases and studio monetization

Sale Options

1) Building Only

\$595,000

2) Building + Fully Equipped Recording Studio

\$735,000

Includes complete **plug-and-play professional studio package**

RECORDING STUDIO HIGHLIGHTS

Built, owned and operated by Brad Davis, a 38-year Nashville session guitarist and Grammy-performing artist, recognized by Guitar World among the greatest guitarists of all time.

This facility is a **proven production environment with national-level credits**, adding significant prestige and commercial value.

Notable Projects

- Tommy Shaw – *The Great Divide* (2011)
- Gerald Crabb – *Back Porch Mississippi* (2015)
- Historic Louisiana Hayride recordings (restoration work)
- Joe Ely final recording (2026) featuring Billy Bob Thornton
- “*Blood for Black Gold*” – Landman soundtrack
 - Written by Ronnie Dunn & Billy Bob Thornton
- Billy Bob Thornton & The Boxmasters documentary filmed on-site (2026)

INCLUDED: TURNKEY RECORDING STUDIO PACKAGE

Core System

- Behringer X32 digital console (full headphone & speaker workflow)
- Lynx Aurora 8 AD/DA converter & master clock
- TEAC 4-track ¼” tape machine
- DAW-ready (computer not included)

Instruments

- Roland FP-4 weighted keyboard
- American Fender Telecaster (signed by Billy Bob Thornton & The Boxmasters)

Drum Package

- Gretsch kit (custom-built for Billy Bob Thornton)
- Multiple snares (Mapex, Ludwig, piccolo, deep)
- Custom gold sparkle finish by Sam Bacco
- Gibraltar hardware + custom cymbals

Guitar Amplification

- Genz Benz Black Pearl 2x12
- Keeley Supro Tube Amp new
- Jet City 50W Combo

Monitoring & Headphone System

- Tannoy 6.5 passive monitors (Symetrix powered)
- Presonus + Behritone powered monitors
- 6 × Behringer P16 mixers
- 4 × Yamaha Studio Headphones

Preamps & Outboard Gear

500 Series Rack (Fredenstein):

- 2 × API 512c
- Neve 1073
- Neve 511
- 2 × dbx 560A

Rack Gear:

- 2 × Vintech X73i
- Millennia HV-3C
- dbx 266XL
- Avalon 737Vt

Studio Equipment Value

Estimated Used Market Value: \$19,000–\$22,000

INVESTMENT HIGHLIGHTS

- Income-producing multi-tenant asset
- Rare **studio + retail + service hybrid**
- Built-in **brand equity and artist pedigree**
- Strong upside through rent increases and studio monetization
- Located in a growing Northeast Texas market
- Immediate operational capability

VALUATION & SUMMARY

- **Current NOI:** ~\$33,340/year
- **Projected NOI with studio income:** ~\$45,340/year

Supported Value Range:

\$650,000 – \$755,000

Positioning Statement

“A turnkey commercial asset combining real estate, income, and a nationally recognized recording studio—supporting a valuation near \$700K with clear upside.”