

Nacogdoches Historic Home with Income Potential

Ideal for an enterprising owner, this property is zoned commercial and currently is used as a large home furnishings store and a private residence in the rear. Could be used as an event center, a bed and breakfast, restaurant or other hospitality venue, or for individual offices and rental housing.

Property consists of three main structures:

Victorian Home

- Built in 1897 by Diedrich Rulfs, a renowned architect in Nacogdoches TX and considered to be one of his best designs
- Listed on the National Registry of Historic Homes and located in the Washington Square historic district at 310 N Mound, a neighborhood of stately old homes and guesthouses located just blocks from Main Street
- Close to the SFA campus, hospitals, restaurants and shopping
- Two story Victorian home with very large attic and 3-story elevator
- 4 large bedrooms and 4 bathrooms
- Converted attic space ideal for extra bedroom or large office
- Features a drive-through porte-cochere
- Electricity and plumbing updated in past 10 years
- New roof installed in 2023
- Siding repaired/replaced in 2022
- Exterior repainted in 2022
- Contains kitchen plus 7 public rooms and a screened porch
- Wrap-around porches on first and second floor
- Approximately 6,417 square feet (per tax appraisal)
- High, wood ceilings, crown mouldings, and original wood-carved staircase plus additional enclosed circular staircase for emergency exits
- Library with floor to ceiling bookshelves
- Original decorative doors and windows
- Located on 1.8 acres with rear parking for at least 30 cars
- Completely fenced with 3 gates to Mound Street

Carriage House

- Finished construction in 2020
- Approximately 1924 sq. ft.
- 2 bedrooms, 2 bathrooms

- Walk-in closet
- Laundry, 2-car garage and storage areas
- Large kitchen with LG appliances and island seating
- Sunroom with East views of adjacent woods
- Upstairs floors are long leaf pine, downstairs are stained concrete
- Built-in lift for transporting items upstairs
- Tasteful decor with wood ceilings, custom cabinets, custom tiling and bamboo blinds
- Wrapped in new Hardi-siding and exterior paint in 2024

Storage Building

- Metal building with 8 garage doors, outdoor security lights, and electric door opener
- Equivalent to an oversized 8 car garage, apprx 6,000 sq ft.
- Some climate control with good aeration
- Concrete floors and lighted throughout

Other Structure and Amenities

- 10' x 14' shed for garden tools, workshop or storage
- Treehouse in back yard with metal circular staircase
- Many beautiful trees and greenery for privacy
- Arbor with vines for relaxation
- Main house and carriage house feature leaded glass, arched windows from an adjacent chapel

Conditions

The Victorian is currently rented as a store called The Fortney House and has extensive inventory in the house and the storage building. Upon a sale, it would take the proprietor at least 3 months to relocate or the new owner might consider a new rental agreement with the proprietor. Since the store is an ongoing business, no For Sale signs will be allowed in the front yard.