

303 Main Street – “Coach Q’s” OVERVIEW

Thursday, March 25, 2026



ASKING PRICE: \$400,000

BUILDING SIZE: 2,525 ft²

CITY ZONING: Central Business District (CBD)

BACKGROUND:

1. [Parcel 19004](https://ecode360.com/39658965) zoned Central Business District (CBD) → <https://ecode360.com/39658965>.
2. Property NOT listed as on the National Register of Historic Places in July 1982 (Commercial Historic District) and not subjected to the City of Smithville Historic Preservation Design Standards (HPDS) as it is currently outside the HPDS boundary.

PERMITTING:

3. Must obtain Demolition Permit (\$50) from City prior to beginning any major remodeling / restoration.
4. Major renovation of commercial properties requires 3rd Party engineering review of MEP plan set to ensure compliance with all local, state, and federal regulations prior to issuing building permit. Typically, this can be accomplished within 7-10 days if all comments are addressed. City adopted 2006 International Building Codes.
5. Must submit affidavit of cost for planned renovations.
6. The fee for a commercial building / construction permit is ½ percent (0.005%) of the renovation cost + the 3rd Party Engineering design review fee. Will require developer to provide two (2) final copies of the “stamped” plan set upon approval.
7. Developer must use licensed plumbers and electricians for all renovation work. Each trade must pull separate permits and schedule inspections with the City.
8. Once construction and/or renovations are complete (and a final inspection performed), a Certificate of Occupancy (C of O) can/will be issued.

UTILITIES:

9. GAS: CenterPoint Energy
10. WATER: 2” water line with 5/8-3/4” meter
11. SEWER: 6” sewer line in alley behind building
12. ELECTRIC: 3-phase available
13. GARBAGE / RECYCLING: Commercial garbage and recycling service are available through the City of Smithville. Texas Disposal Systems is the solid waste services provider.

Upgrade to water, sewer, electric, and gas lines may be required depending upon current condition and/or future use. Check with the City of Smithville and/or CenterPoint Energy for additional information.

NOTES:

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HISTORY:

The City of Smithville Light & Water Department building was built in 1910 at 303 Main Street. The building was owned by the Vastine Buescher family. The City of Smithville Utilities Department occupied this location until 1969 then moved when the new City Hall (located at 317 Main) construction was complete. The Bastrop County Tax Office and the Texas State Department of Welfare then occupied the facility from 1972 to 1984. The “Pizza House” occupied this building from 1985 to 1986. The Smithville Times Newspaper moved its operations to this location in 1986. The building was purchased in 2015 and renovated. The building was occupied by a tenant that opened “Coach Q’s Social Club” in 2017 which ultimately closed. The establishment re-opened as the “Blazer Bar & Grill” in 2020 until its closure in 2023.



Photo of 303 Main (circa 1950)



Sheila Tamble – Broker

sdtamble@aol.com

512-567-3635