

JOURDANTON HARDWARE - 1308 SIMMONS AVE.

1308 SIMMONS AVE, JOURDANTON, TX 78026



PROPERTY DESCRIPTION

A rare opportunity to purchase the original Jourdanton Hardware store located in the heart of the business district in Jourdanton, TX. The property includes the main hardware store that sits on 0.23 acre and includes multiple storage spaces with a detached storage building. The property also includes the adjacent vacant lot that sits on 0.11 Acre. Jourdanton Hardware has been owned and previously operated by the original family.

Jourdanton stands as the thriving county seat of Atascosa County, Texas, with a rich history rooted in visionary planning. The Tobey Ranch, set the stage for Jourdanton's emergence. Recognizing the area's potential, they championed the Artesian Belt Railroad, linking the town to wider prospects. The first train's arrival marked a turning point in Jourdanton's growth. The town soon flourished, offering essential services, a bank, "The Atascosa Monitor" newspaper, and a post office. Businesses sprang up, contributing to its vibrant economy. Jourdanton fostered education through schools, and a diverse community was enriched by several churches.

OFFERING SUMMARY

Sale Price:	\$545,000
Number of Units:	2
Lot Size:	0.34 Acres
Building Size:	3,923 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	236	5,265	9,308
Total Population	579	13,392	24,452
Average HH Income	\$64,460	\$69,938	\$65,609



ASSOCIATES

Each office independently owned and operated

1862 W. Bitters Rd, Ste 300
San Antonio, TX 78248

210.880.1823

DANIEL S. GARCIA, ACP, CRS, CIPS

Real Estate Advisor

210.340.3000

danielgarcia@remax.net

TX #0554345

DANIELGARCIA.US, REMAXCOMMERCIAL.COM

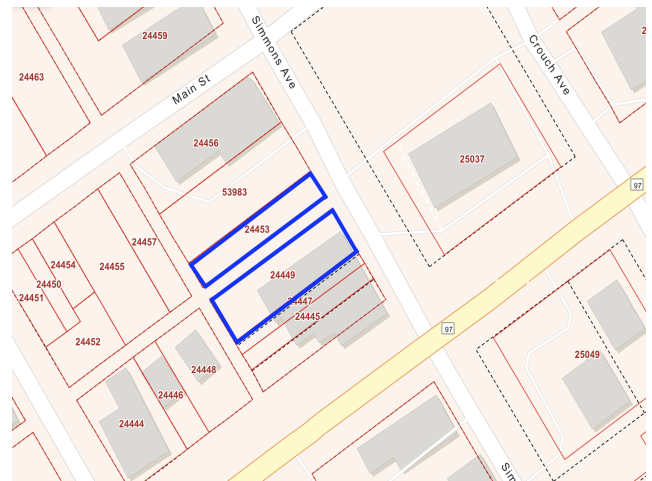
FOR SALE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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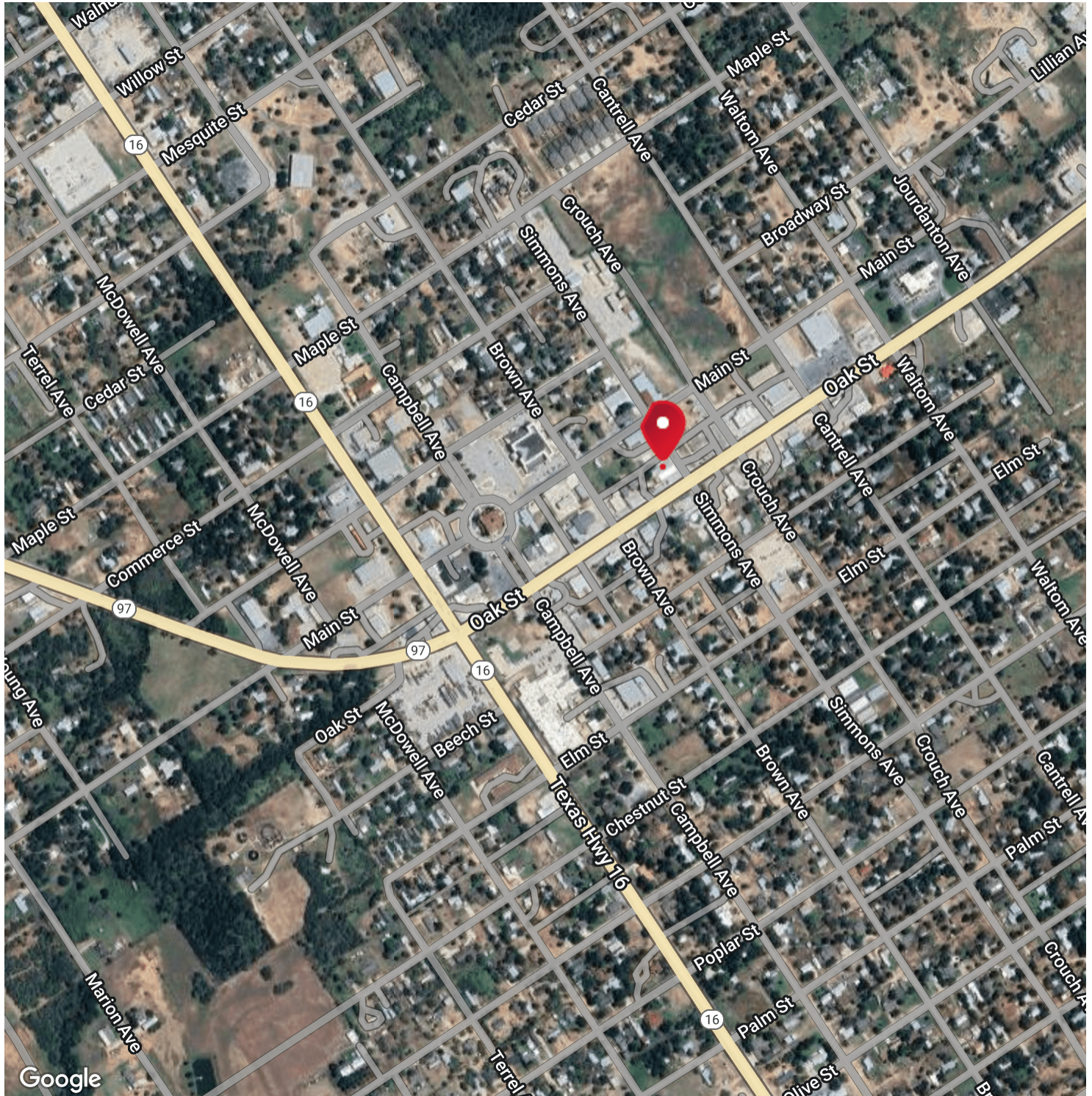
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LOCATION MAP

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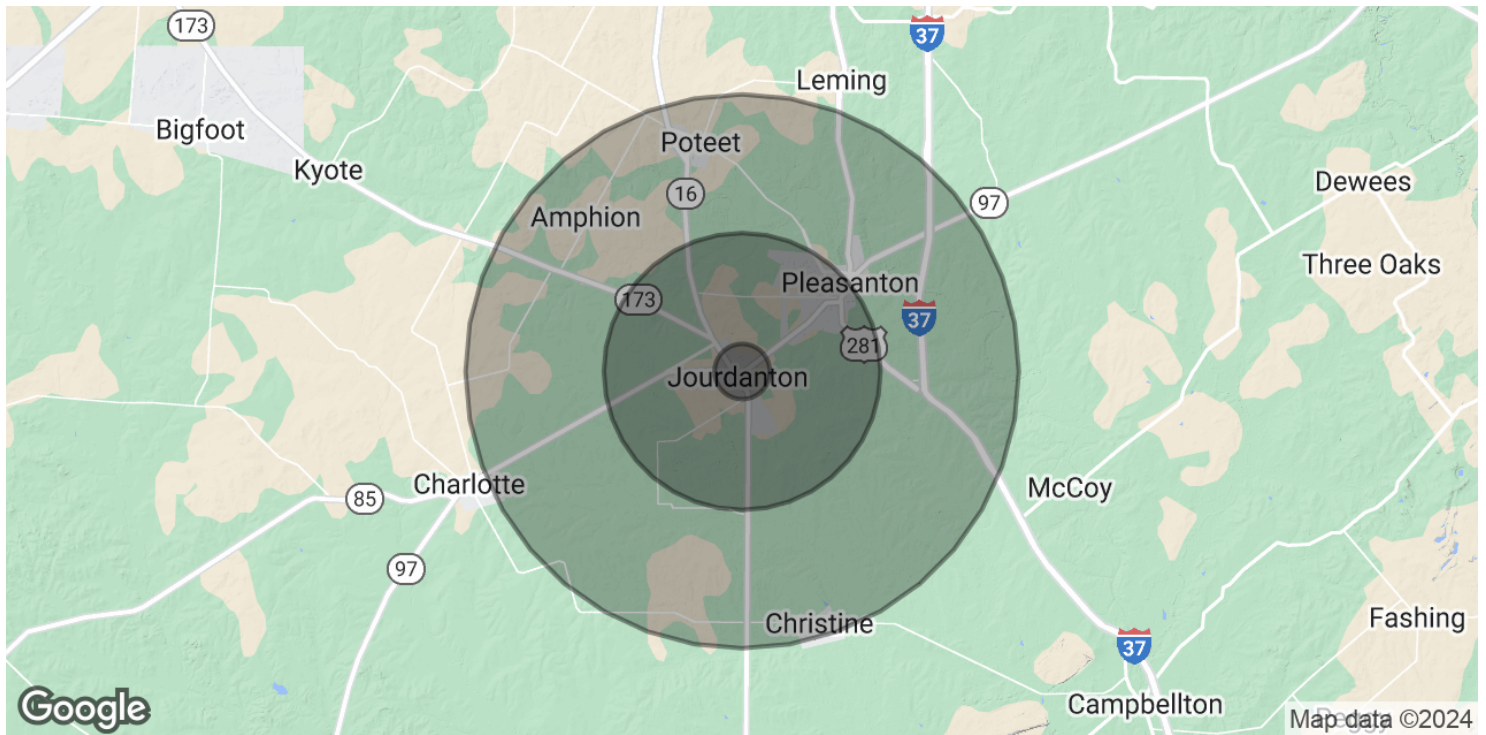
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	579	13,392	24,452
Average Age	28.4	34.3	35.4
Average Age (Male)	26.3	31.8	32.7
Average Age (Female)	31.2	37.7	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	236	5,265	9,308
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,460	\$69,938	\$65,609
Average House Value	\$98,253	\$132,501	\$122,391

* Demographic data derived from 2020 ACS - US Census



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