

FOR SALE

1128 MAIN STREET (FORMER DRAKE FURNITURE BUILDING)

1128 Main Street Commerce, TX 75428



PROPERTY DESCRIPTION

Excellent opportunity to own property in downtown Commerce in the historic district! With 40 feet of storefront on Main Street, this building was originally constructed in 1920 and was the former home to the Drake Furniture store. The second floor was added around 1947, and there is a first floor showroom and check-out area, back workshop space, and two staircases. The back workshop was added on to the back of the original building and the original brick windows were painted over but are visible from inside the building as seen in the photos. With some planning and imagination, this brick structure could be redeveloped into a unique, interesting and functional property for retail and/or office use for an investment, owner-user, or a combination. Some of the original brick is partially exposed, and the 2nd floor could be removed or remodeled. This is a true redevelopment property and is being sold as-is. The adjacent property 1126-1124 is also being sold. This property will require new HVAC, new restroom, and there is no electricity on in the building. Personal property contents excluded from sale, as the seller is in the process of removing the contents. Buyer to verify all information.

PROPERTY HIGHLIGHTS

- Downtown Commerce redevelopment and investment opportunity on Main Street
- Originally constructed in 1920, brick construction
- Situated on approximately .1267 AC
- Adjacent property 1126-1124 Main Street also available for sale
- Support columns approx. 9ft spacing
- Property website: <https://buildout.com/website/1128mainstcommerce>
- Property videos on YouTube: https://www.youtube.com/channel/UC_ZfvsBSqRy5GWkTDrmL4KQ

OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	0.127 Acres
Building Size:	4,094 SF
Zoning:	City of Commerce - CD (Corridor)

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
Director, Commercial Division
214 578 0087
a.harwell@orioncrg.com

Jose Duarte, CCIM
Commercial Professional Consultant
972 885 8180
j.duarte@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
JIM STEWART, REALTORS®

FOR SALE

1128 MAIN STREET (FORMER DRAKE FURNITURE BUILDING)

1128 Main Street Commerce, TX 75428



Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
Director, Commercial Division
214 578 0087
a.harwell@orioncrg.com

Jose Duarte, CCIM
Commercial Professional Consultant
972 885 8180
j.duarte@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
JIM STEWART, REALTORS®

FOR SALE

1128 MAIN STREET (FORMER DRAKE FURNITURE BUILDING)

1128 Main Street Commerce, TX 75428



Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
Director, Commercial Division
214 578 0087
a.harwell@orioncrg.com

Jose Duarte, CCIM
Commercial Professional Consultant
972 885 8180
j.duarte@orioncrg.com

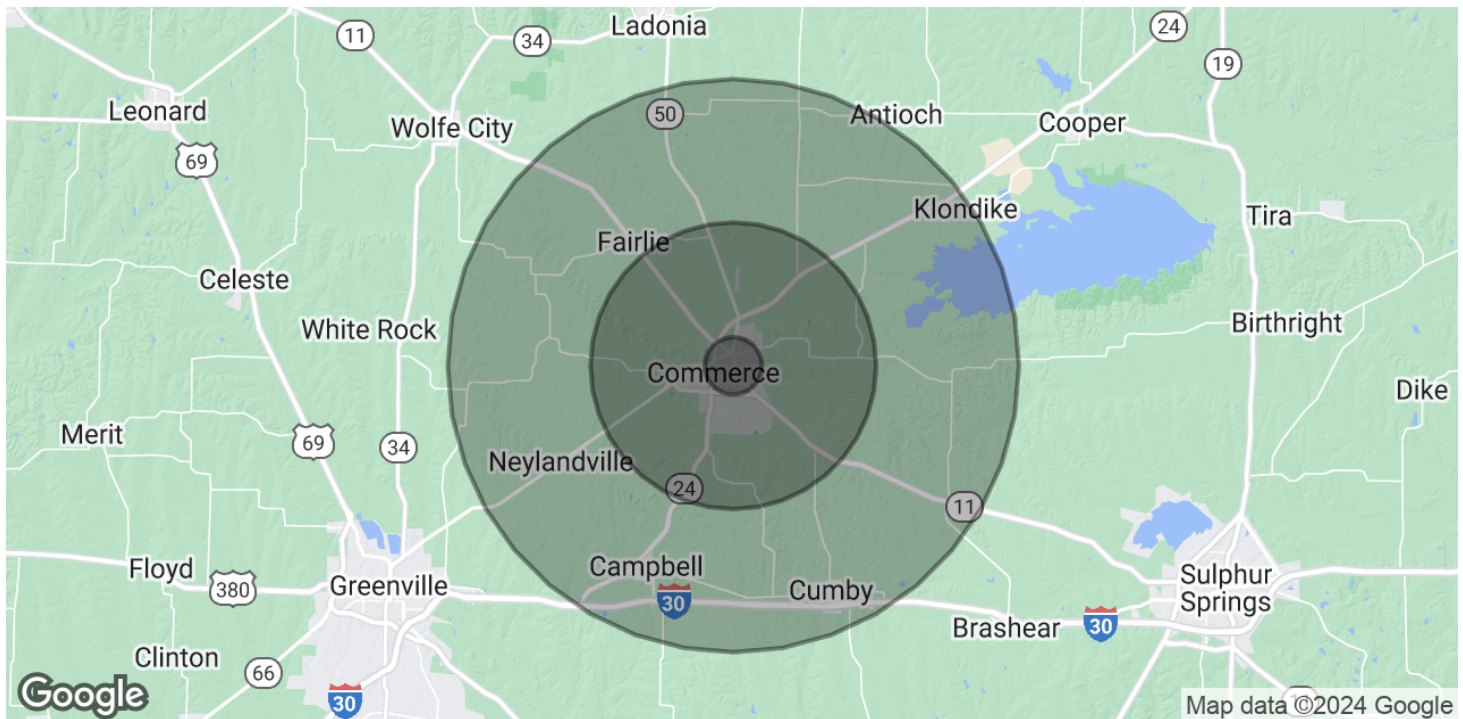


**COLDWELL BANKER
COMMERCIAL**
JIM STEWART, REALTORS®

FOR SALE

1128 MAIN STREET (FORMER DRAKE FURNITURE BUILDING)

1128 Main Street Commerce, TX 75428



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,131	10,748	17,284
Average Age	25.7	29.8	34
Average Age (Male)	25.8	29.9	34.3
Average Age (Female)	25.1	29.2	33.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,062	3,869	6,253
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$36,596	\$42,053	\$50,458
Average House Value	\$104,649	\$107,121	\$108,069

* Demographic data derived from 2020 ACS - US Census

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
Director, Commercial Division
214 578 0087
a.harwell@orioncrg.com

Jose Duarte, CCIM
Commercial Professional Consultant
972 885 8180
j.duarte@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
JIM STEWART, REALTORS®



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date