

# FOR SALE

**1126 & 1124 MAIN STREET**

1126 Main Street Commerce, TX 75428



## PROPERTY DESCRIPTION

Excellent opportunity to own property in downtown Commerce in the historic district! This building was originally constructed in 1920 and consists of two addresses: 1126 is tenanted by a dance studio on a month to month lease, and 1124 is in cold, dark shell condition. With some planning and imagination, this property 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 in 1124 the original tin ceiling tiles are still present. This is a true redevelopment property and is being sold as-is. The adjacent property 1128 Main Street is also for sale. Personal property contents are excluded from sale. 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 1128 Main Street also available for sale
- Property website: <https://buildout.com/website/1126-1124mainstcommerce>
- Link to videos for 1128 Main Street (adjacent property for sale): [https://www.youtube.com/channel/UC\\_ZfvsBSqRy5GWkTDrmL4KQ](https://www.youtube.com/channel/UC_ZfvsBSqRy5GWkTDrmL4KQ)

## OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	0.123 Acres
Building Size:	2,402 SF
Zoning:	City of Commerce - CD (Corridor)

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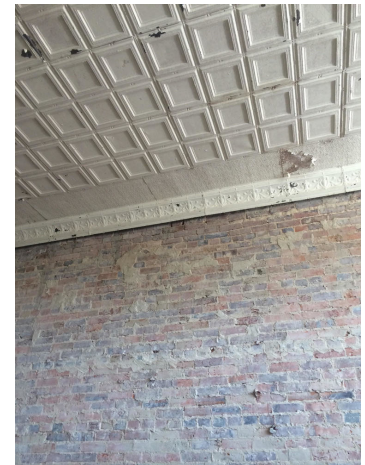


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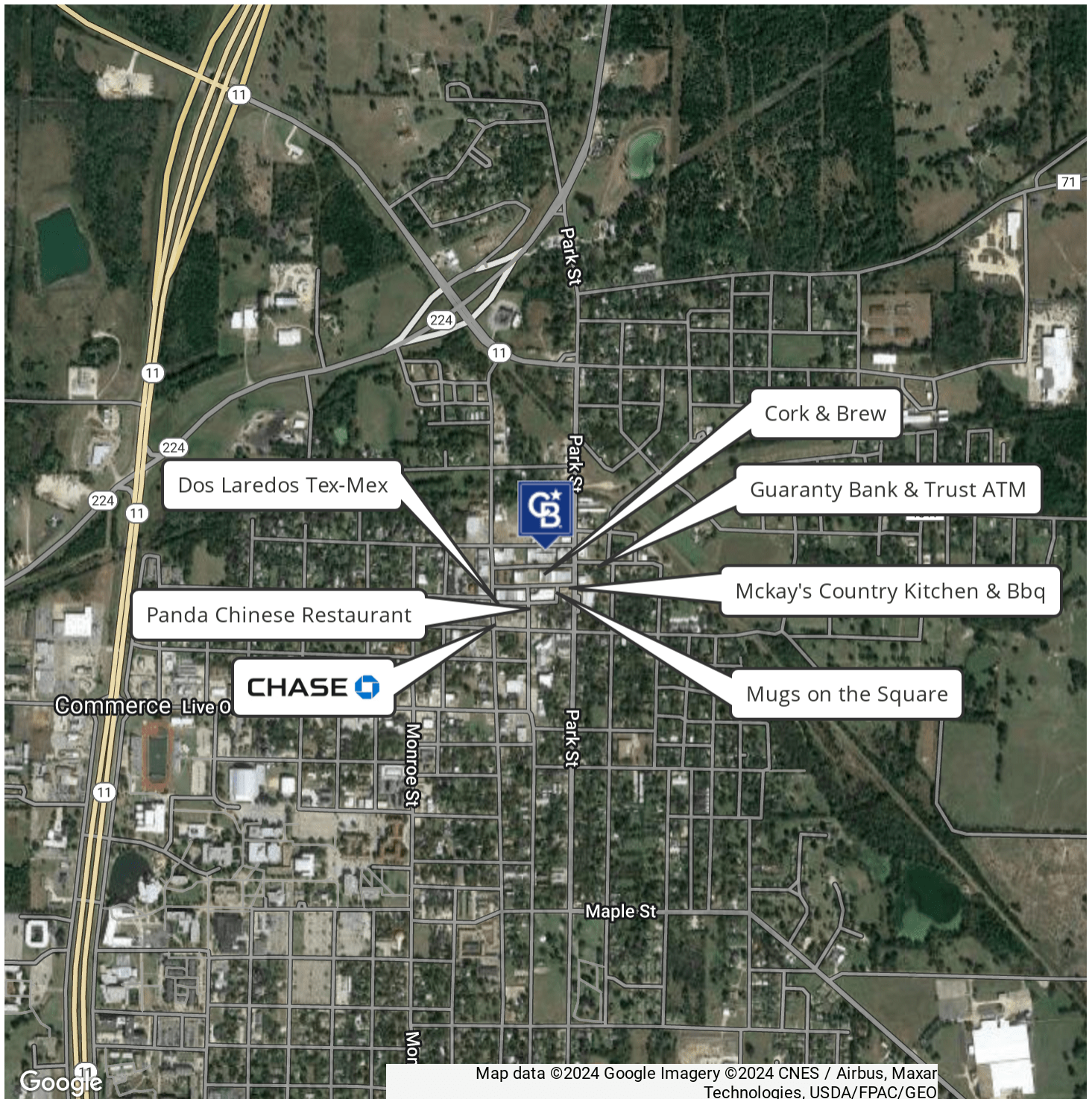
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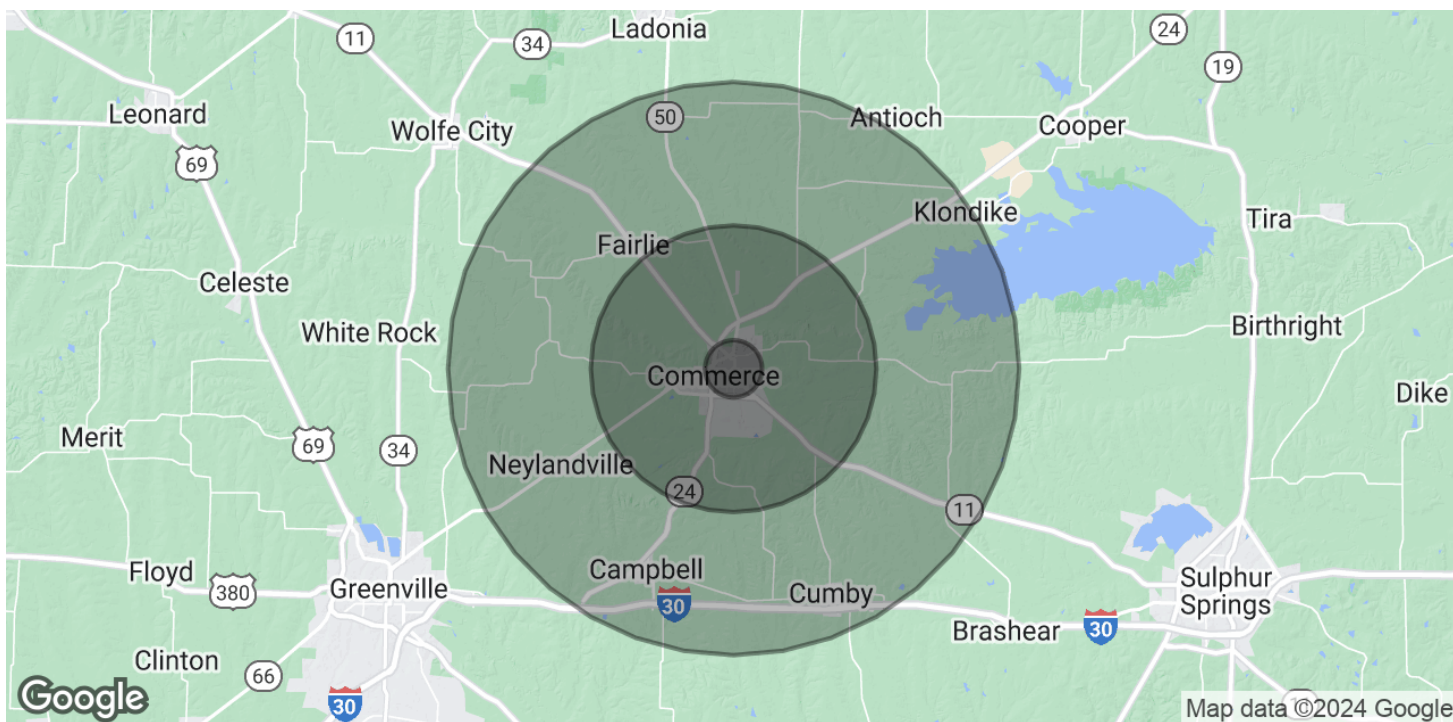
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,140	10,753	17,280
Average Age	25.7	29.8	34
Average Age (Male)	25.8	29.9	34.3
Average Age (Female)	25.1	29.2	33.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,065	3,871	6,250
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$36,579	\$42,042	\$50,475
Average House Value	\$104,426	\$107,151	\$108,130

\* Demographic data derived from 2020 ACS - US Census

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## 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.

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

IABS 1-0 Date