

# HISTORIC CASTROVILLE TEXAS PROPERTY FOR SALE

514 Paris St., Castroville, TX 78009



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LOT SIZE:</b>	0.319 Acres
<b>BUILDING SIZE:</b>	3,400 SF
<b>ZONING:</b>	Commercial
<b>PRICE / SF:</b>	\$441.18

## PROPERTY OVERVIEW

Welcome to the historic town of Castroville, Texas! We are thrilled to present a truly unique commercial property for sale in the heart of the town square. This property, built in 1867 and formerly the iconic Jungman store, offers a seamless blend of historic charm and modern amenities.

## PROPERTY HIGHLIGHTS

- Built in 1867 – Historical
- 3400 Sq. Ft. in total including 1000+ Sq. ft. Basement
- Carriage House, Carport & Shed
- New roof 2022
- Right off Hwy 90 - Located on Town Square
- Commercially zoned
- Beautiful gardens/grounds, Large store area
- High beamed vaulted ceilings
- Multiple large rooms and 3 Bathrooms
- Hardwood floors & Red brick floors
- 2 fireplaces and 2 attics

**KW COMMERCIAL**  
Boehm Commercial Group,  
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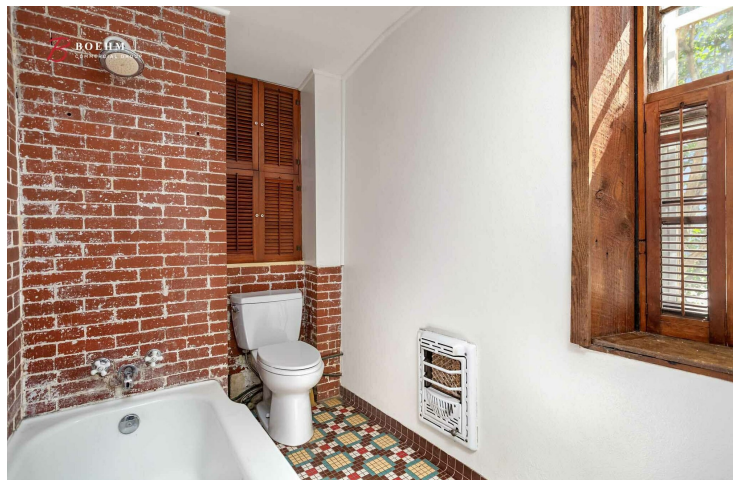
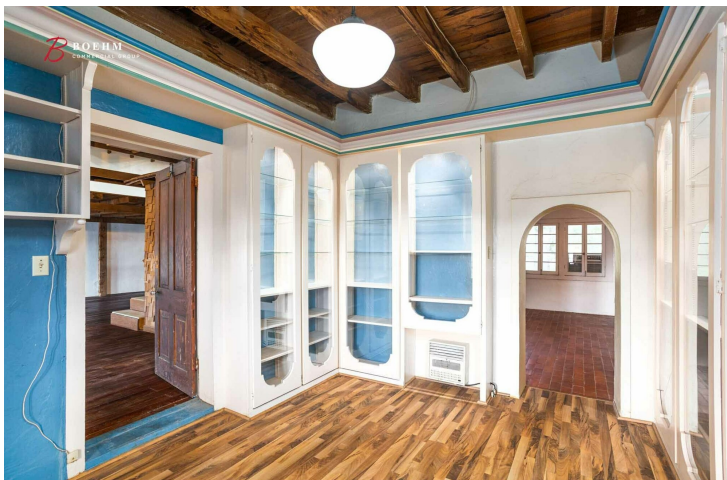
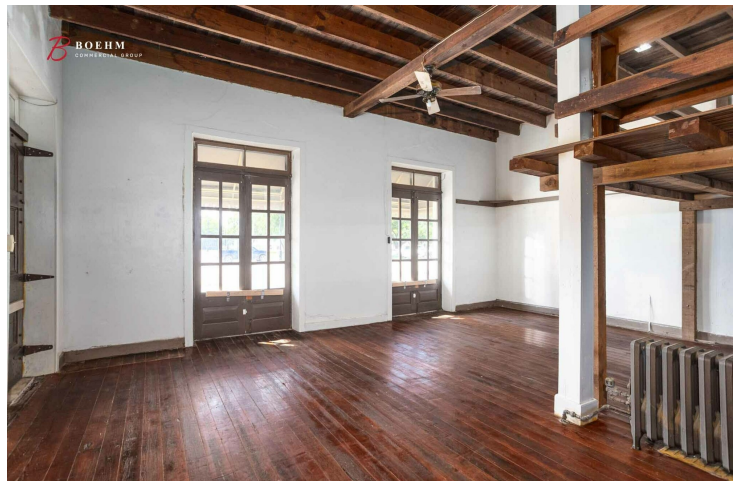
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**RETAIL / OFFICE / SPECIALTY FOR SALE**

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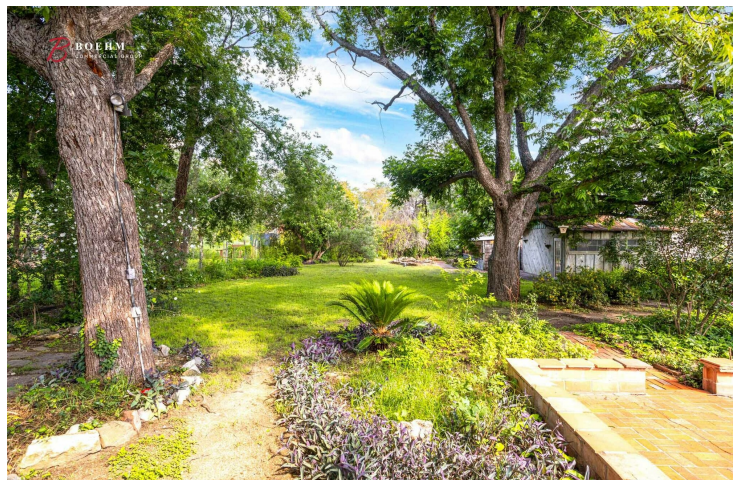
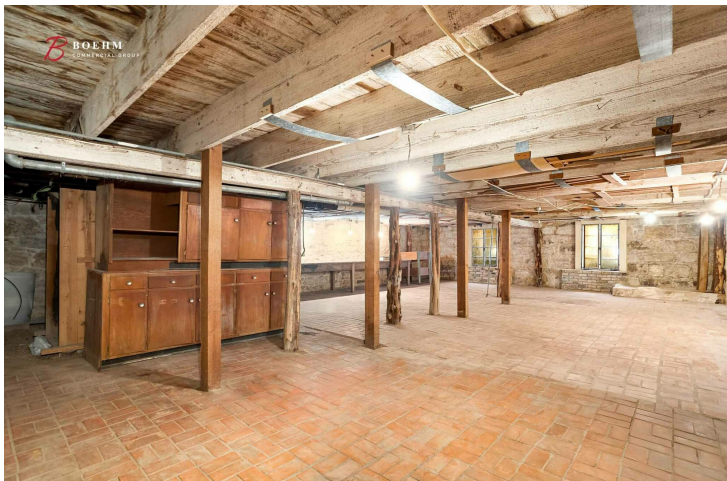
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## RETAIL / OFFICE / SPECIALTY FOR SALE

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## **514 PARIS ST., CASTROVILLE, TX 78009**

Welcome to the historic town of Castroville, Texas! We are excited to showcase a one-of-a-kind property that is now available for purchase. This commercial property is located right in the heart of the town square, and is a unique gem that offers both historic and modern amenities. Built in 1867, this property was once the iconic Jungman store, and its main house and store offers over 3400+ square feet on the main floor and an additional 1000+ square foot basement. What makes this property truly special is its location and outdoor area. Just across the street from the Moyo center and catty-corner to the St. Louis Church, there is always plenty of foot traffic in the area. The grounds are also beautifully maintained, with two large pecan trees, a native olive tree, and a rock raised garden. This is the perfect property for anyone looking to own a piece of history while taking their business to the future. In addition to its prime location in Castroville, this property is just two blocks off of highway 90 and only a 20-minute drive from San Antonio. The property includes two red brick patios, a carriage house, and a shed attached to a two-car carport. There is even a 1/2 story complete with living space, three closets, and a full bathroom! Castroville is a town that is quickly growing, with several new developments underway, including medical, retail, commercial, apartments, and even technology companies moving in just up the road on Portranco. Don't miss out on this once-in-a-lifetime opportunity to own a piece of history in a town that is quickly becoming a hot spot for growth and opportunity. Contact us today to schedule a viewing and take the first step towards owning your dream property!

### **FEATURES**

- Built in 1867
- 3400 Sq. Ft.
- 1000+ Sq. ft. Basement
- Carriage House
- Carport & Shed
- New roof 2022
- Right off Hwy 90
- Located on Town Square
- Commercially zoned
- Beautiful gardens/grounds
- Large store area
- High beamed vaulted ceilings
- 3 Bedroom/3Bath
- Hardwood floors
- Red brick floors
- 2 fireplaces, 2 attics

### **PROPERTY DETAILS/MEASUREMENTS**

- Acreage 0.319
- 3 Bedroom/3 Bath
- Bedroom 1, 24x15 Sq. ft.
- Bedroom 2, 15x14 Sq. ft.
- Bathroom 1, 10x5 Sq. ft.
- Bathroom 2, 7x4 Sq. ft.
- Upstairs 1.5 story 20x43 Sq. ft.
- Upstairs Bathroom 3, 5x7 Sq. ft.
- Kitchen 19 X 8 Sq. ft.
- Pantry/hall 12x3 Sq. ft.
- Dining 19 X 12 Sq. ft.
- Great room/living area 31x16 Sq. ft.
- Library 11x14 Sq. ft.
- Store 26x39, ~1000 Sq. ft.
- Loft in Store 26x11
- Basement 40x26 Sq. ft., ~1000 Sq. ft.

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## Information About Brokerage Services

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

11-2-2015



### 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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date