



**540 SE FRONT ST  
DE KALB, TX**

**OFFERING  
MEMORANDUM**



 **BHGRE**  

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**COMMERCIAL**<sup>SM</sup>

# 540 SE FRONT DE KALB



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**540 SE FRONT DE KALB**



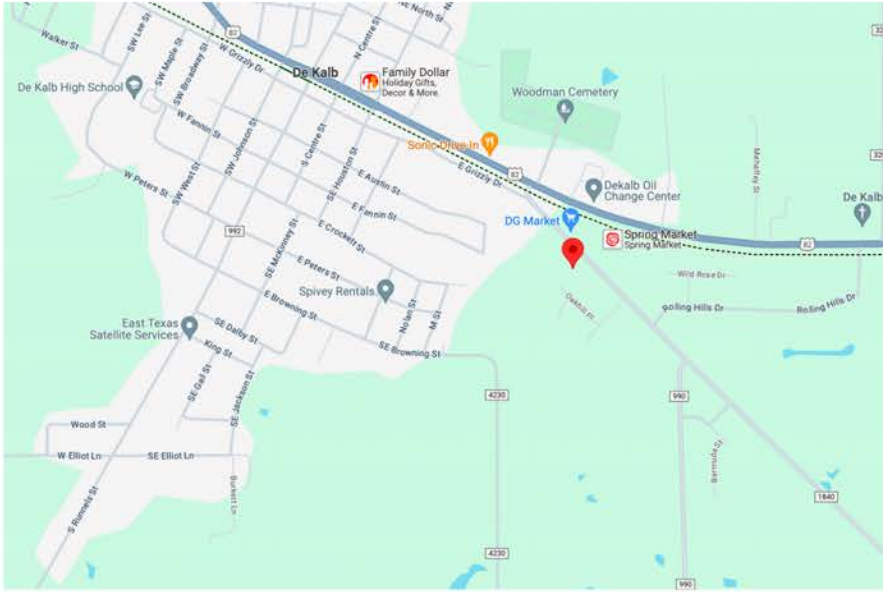
**540 SE FRONT DE KALB**

# EXECUTIVE SUMMARY

## **01 Executive Summary**

Investment Summary  
Location Summary

## LOCATION SUMMARY



An opportunity to acquire approximately 25,845 square foot commercial property in Dekalb Texas. This property has various opportunities to be converted. Property can be operated as an interior corridor Motel, storage units or as an apartment. There is unmet demand for apartments in the De Kalb area; there is a need for apartments. Health and wellness are also great opportunities as a business for fitness centers or wellness clinics.

Property is located within approx. 10 miles radius from New Boston, Texas. Property sits right off of HWY 82, surrounded by other businesses.. Highly visible and easily accessible from HWY 82. Nearby attractions and institutions that contribute to demand include the Bowie County Courthouse, Texas A&M University, and Texarkana College.

## INVESTMENT SUMMARY

Dekalb, Texas, provides a distinctive and appealing real estate environment, boasting various positive attributes that can make it an enticing option for potential buyers. The town delivers a unique small-town experience, fostering a strong sense of community and neighborly warmth.

With the advantage of a lower cost of living, Dekalb makes homeownership more within reach and affordable for both individuals and families. The tranquil and relaxed lifestyle offered by Dekalb is a perfect fit for various purposes, including establishing an apartment complex, senior care facility, or any health and wellness-related establishment.

For investors, the real estate market in Dekalb holds the potential for growth and attractive returns on investments, presenting numerous untapped opportunities. This makes Dekalb an attractive prospect for those seeking a unique and prosperous investment in the real estate sector.\*\*\*

The strategic positioning of DeKalb allows convenient access to prominent highways, including I-30, I-20, I-49, I-59 (future I-69), and HWY 71, enhancing transportation and connectivity.

Better Homes and Gardens Real Estate Infinity is excited to present this offering memorandum highlighting the unique features and potential of real estate opportunities in Dekalb, showcasing the city as a promising investment. Do not miss the exclusive opportunity to acquire this bank owned property that has a potential for multiple uses.

This property features multiple distinct office and reception spaces, accompanied by a spacious dining hall and a commercial kitchen equipped with heavy appliances. The living area comprises several bedrooms, with two of them connected to a shared bathroom. Sale also includes a metal building with a total area of 1,500 sqft, constructed in the year 2000.



SE Oakridge Dr

SE Front St

SE Front St

SE Front St

Oakhill Pl

Red Oak Dr

Spring Market

De Kalb Senior Apartments

DG Market

The Rockin K  
Rose Boutique &  
Florist

Dekalb Oil  
Change Center

Buildings  
- Carports

Cedar Ln

1840

Northeast Texas Trail

Northeast Texas Trail

Trail

## PROPERTY FEATURES

**Price: \$850,000**

**Rooms Types: 2 bedrooms with one attached Bathroom**

**Year Built: Unknown**

**Total Rooms: 57**

**Fully Equipped kitchen**

**No. of Floors: 1**

**Lot Size: 1.92 Acre**

**Building Area: 25,845 Sq Ft**

**Commercial Zoning: F1**

**Building: Corridor Interior**

**Foundation: Concrete Slab**

**Value added: Metal storage unit (Size)**

**Washer Dryer connectivity: in a separate building**

**Parking: approx. 80 plus**

**Additional Feature: Option to buy adjoining Vacant lot for expansion (MLS# 113731)**

**All assets conveyed with the sale except folders and computers with personnel informations.**

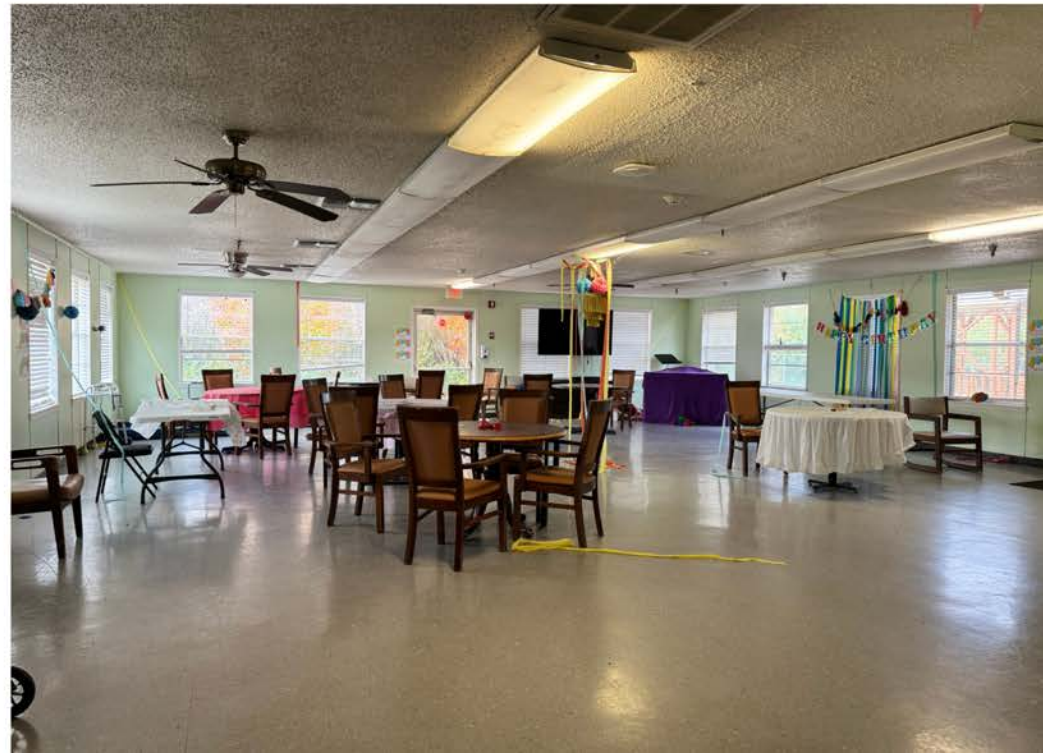
# PROPERTY DETAILS

## 02 Property Details

Property Features

Property Images

540 SE FRONT DE KALB, TEXAS



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## PROPERTY FEATURES

**12520 FM 1840, De Kalb**  
**MLS # 113731 | 1.82 acres**

**Opportunity to buy it  
together as a package!!**

Explore the endless possibilities with this prime commercial vacant land! Spanning 1.82 Acres, this strategically located property offers a blank canvas for your business dreams. Zoned for commercial use, it's ideal for retail spaces, offices, or mixed-use developments. Enjoy high visibility from HWY 82, ensuring a steady flow of potential customers. Don't miss out on this rare opportunity to shape your vision into reality. Contact us today to seize the potential of this commercial gem! This MLS #113731 can be bought as a package.



Purchasers wishing to make an offer and tour the property are requested to submit:

- Letter of Intent to purchase
- Resume indicating assets owned and previous 12 months of acquisitions
- Transaction References
- Banking Reference

Upon receipt of an acceptable Letter of Intent, the successful offeror will be supplied with a Purchase and Sale Agreement.

**PLEASE DO NOT CONTACT THE PROPERTY DIRECTLY.  
ALL COMMUNICATION, INQUIRIES, AND TOUR REQUESTS  
SHOULD BE ADDRESSED TO:**

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# ADDITIONAL INFORMATION

## 05 Additional Information

Offering Procedures