

MIXED USE FOR SALE

102 W MAIN ST

102 WEST MAIN STREET, WOLFE CITY, TX 75496



FOR SALE

KW COMMERCIAL | ALLEN

1002 Raintree Circle Suite 100
Allen, TX 75013



Each Office Independently Owned and Operated

PRESENTED BY:

CHRIS JOHNSON

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0756966, Texas

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102 WEST MAIN STREET



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EXECUTIVE SUMMARY

102 WEST MAIN STREET

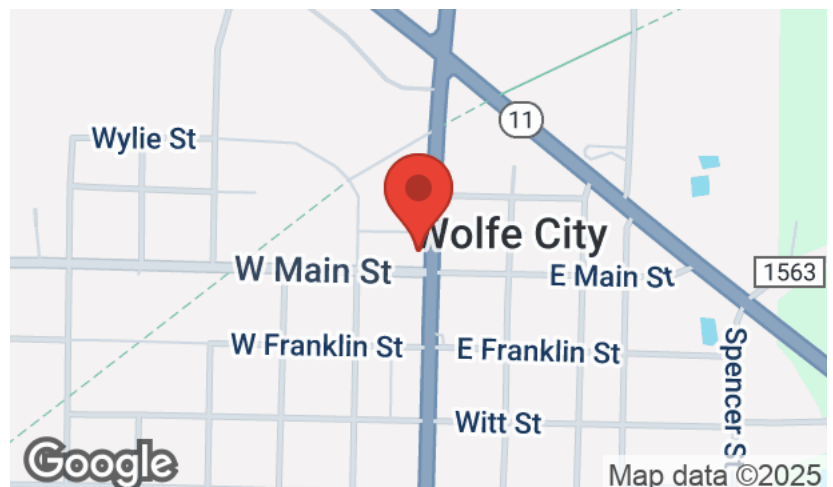


OFFERING SUMMARY

PRICE:	\$285,000
BUILDING SF:	9,932
PRICE / SF:	28.70
OCCUPANCY:	Occupied
LOT SIZE:	9,932 SF
SIGNAGE:	Facade
YEAR BUILT:	1898
ACCESS:	Direct
ZONING:	None

PROPERTY OVERVIEW

This mixed use property that is not currently zoned is perfect for the next owner/user or investment. Due to no zoning in Wolfe City, this would be perfect for a variety of uses including retail, office, and light distribution with multi-tenant capabilities.



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PROPERTY PHOTOS

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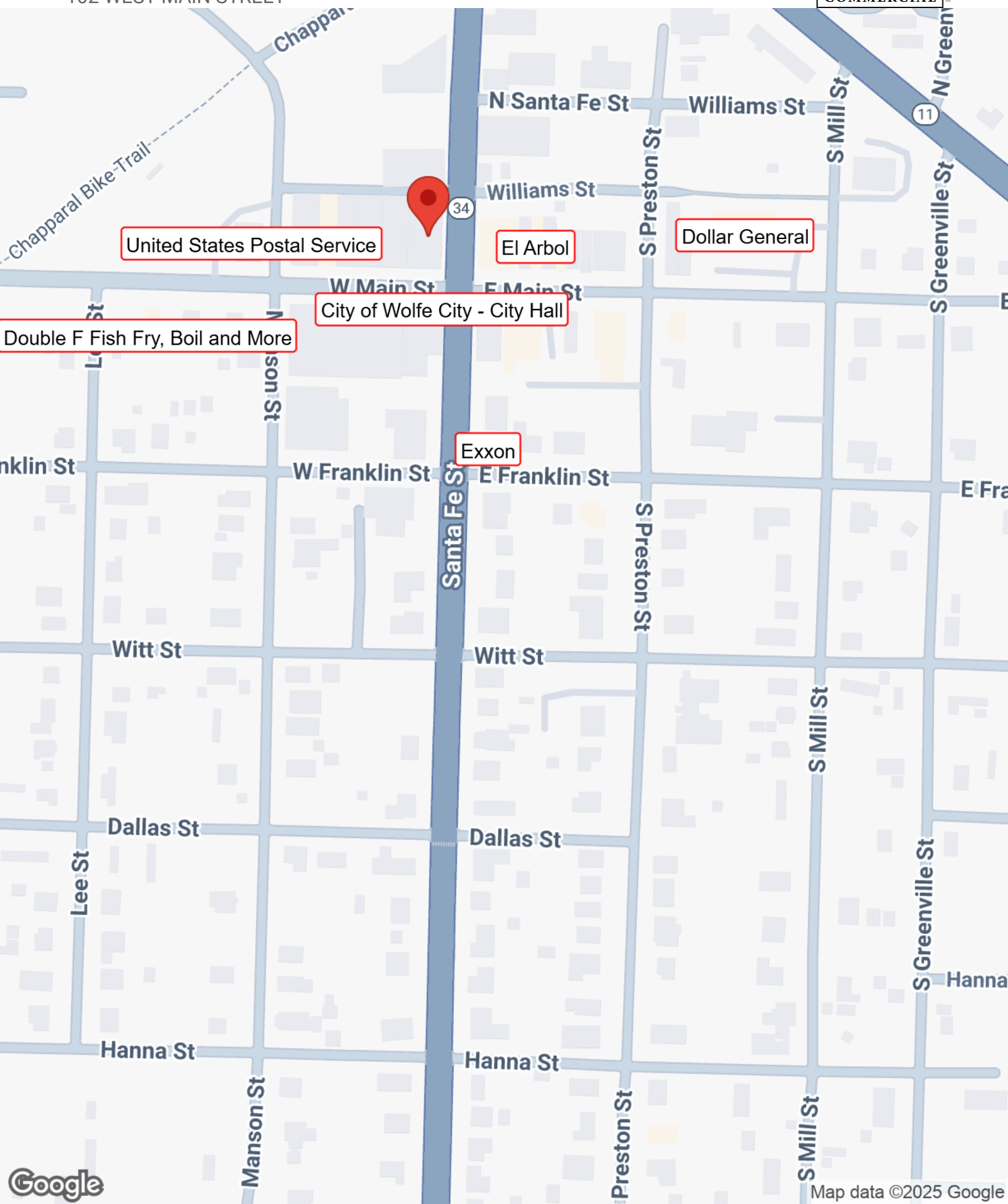


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BUSINESS MAP

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United States Postal Service

El Arbol

Dollar General

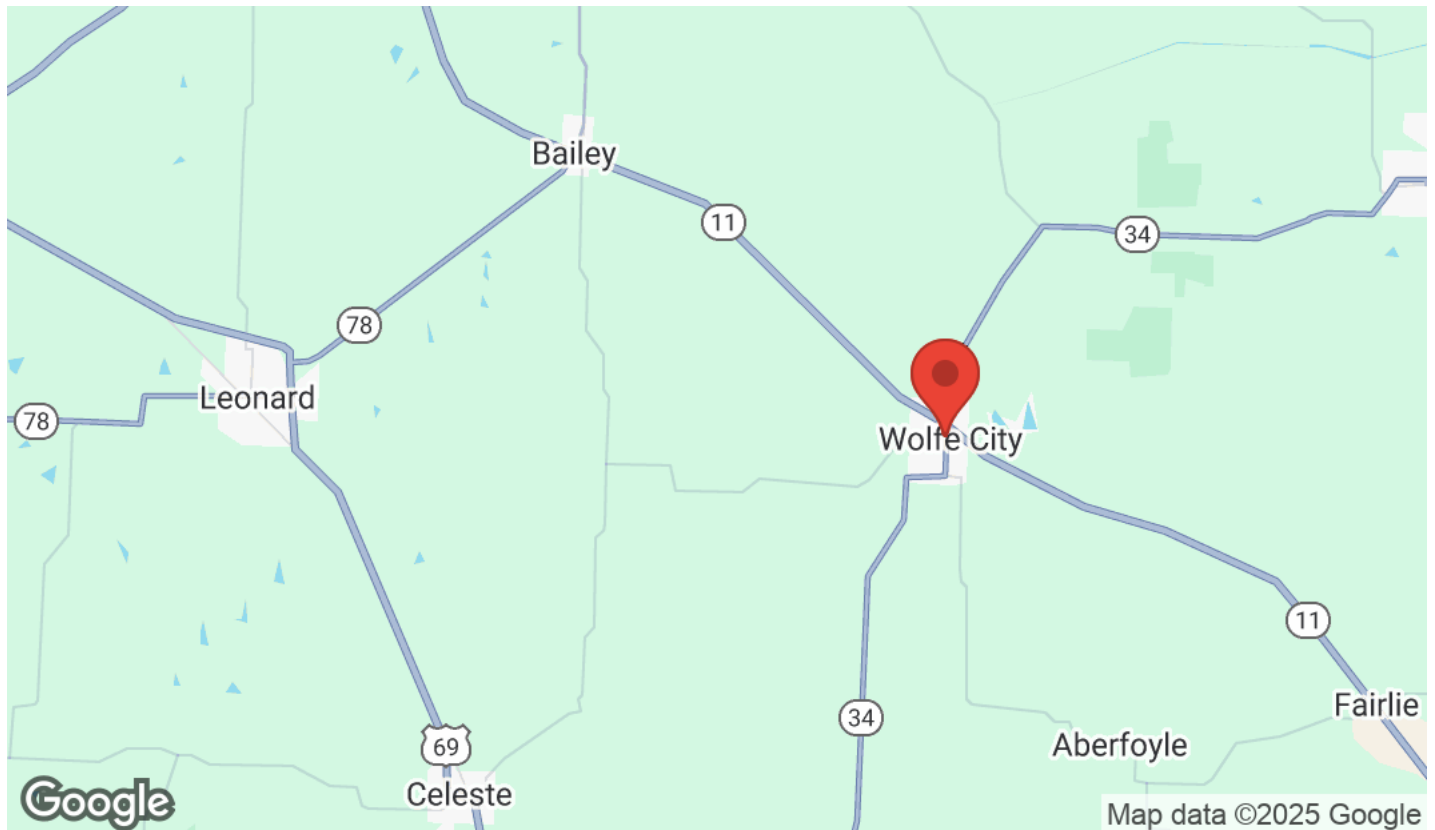
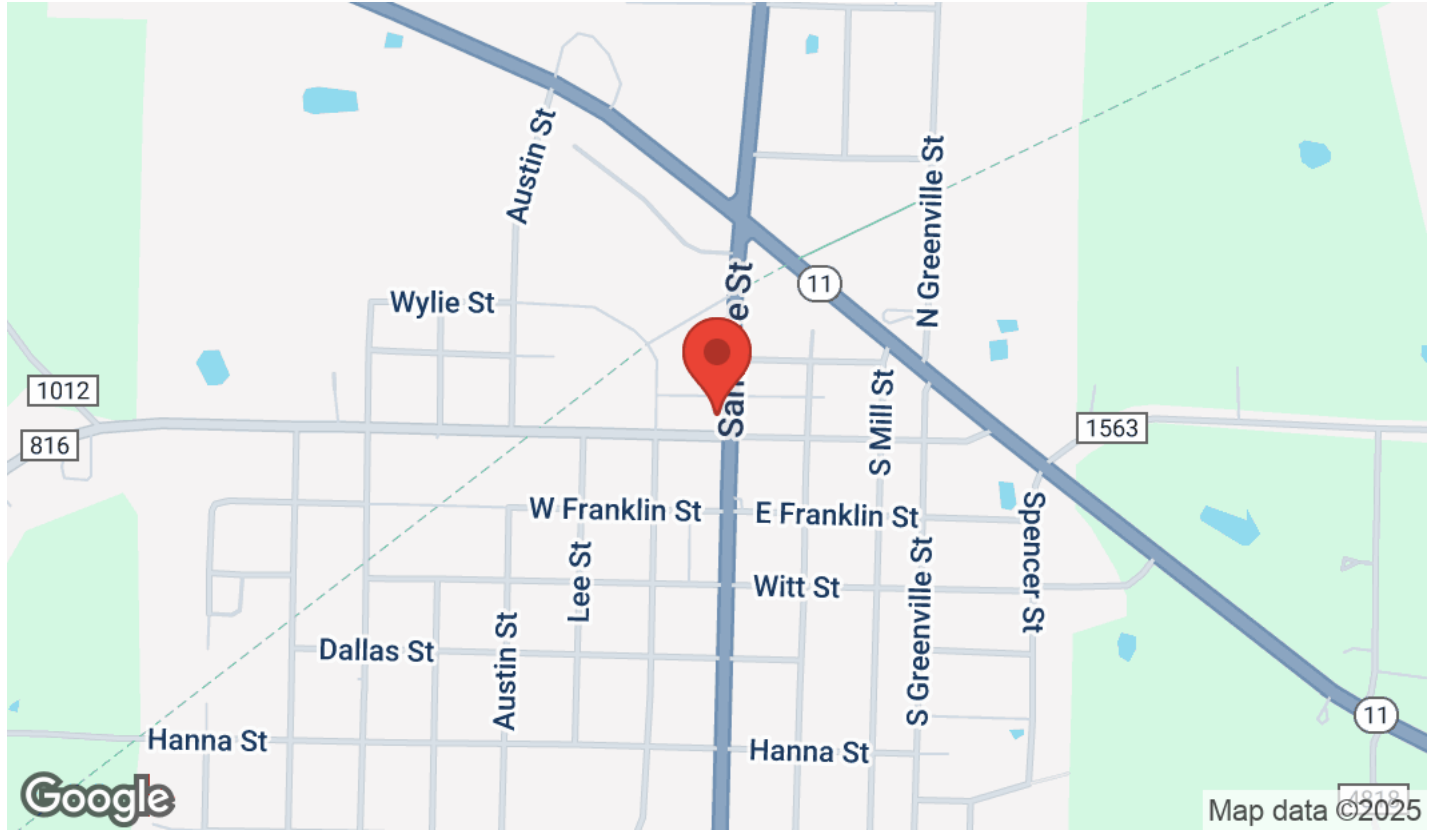
City of Wolfe City - City Hall

Double F Fish Fry, Boil and More

Exxon

LOCATION MAPS

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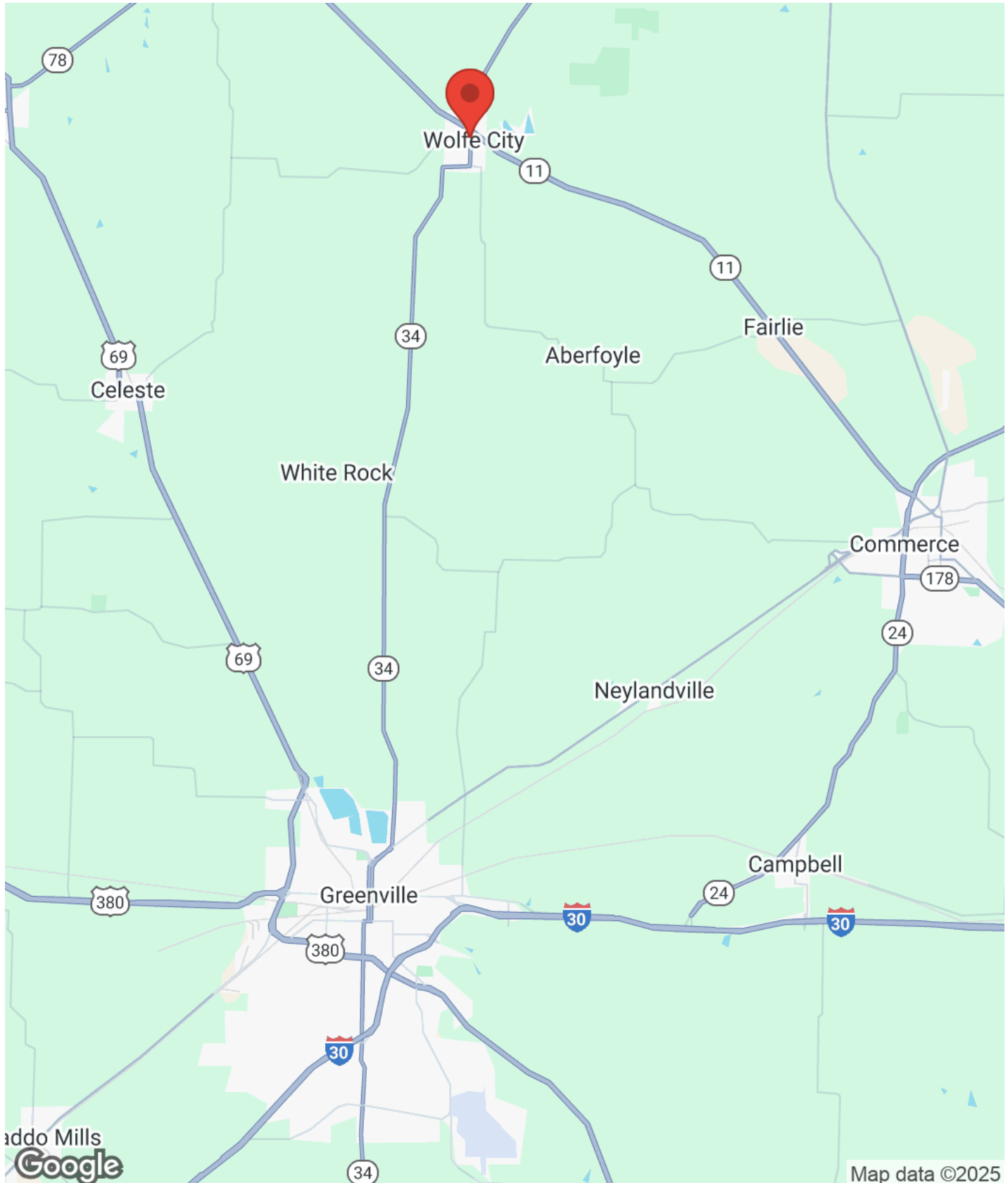


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REGIONAL MAP

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AERIAL MAP

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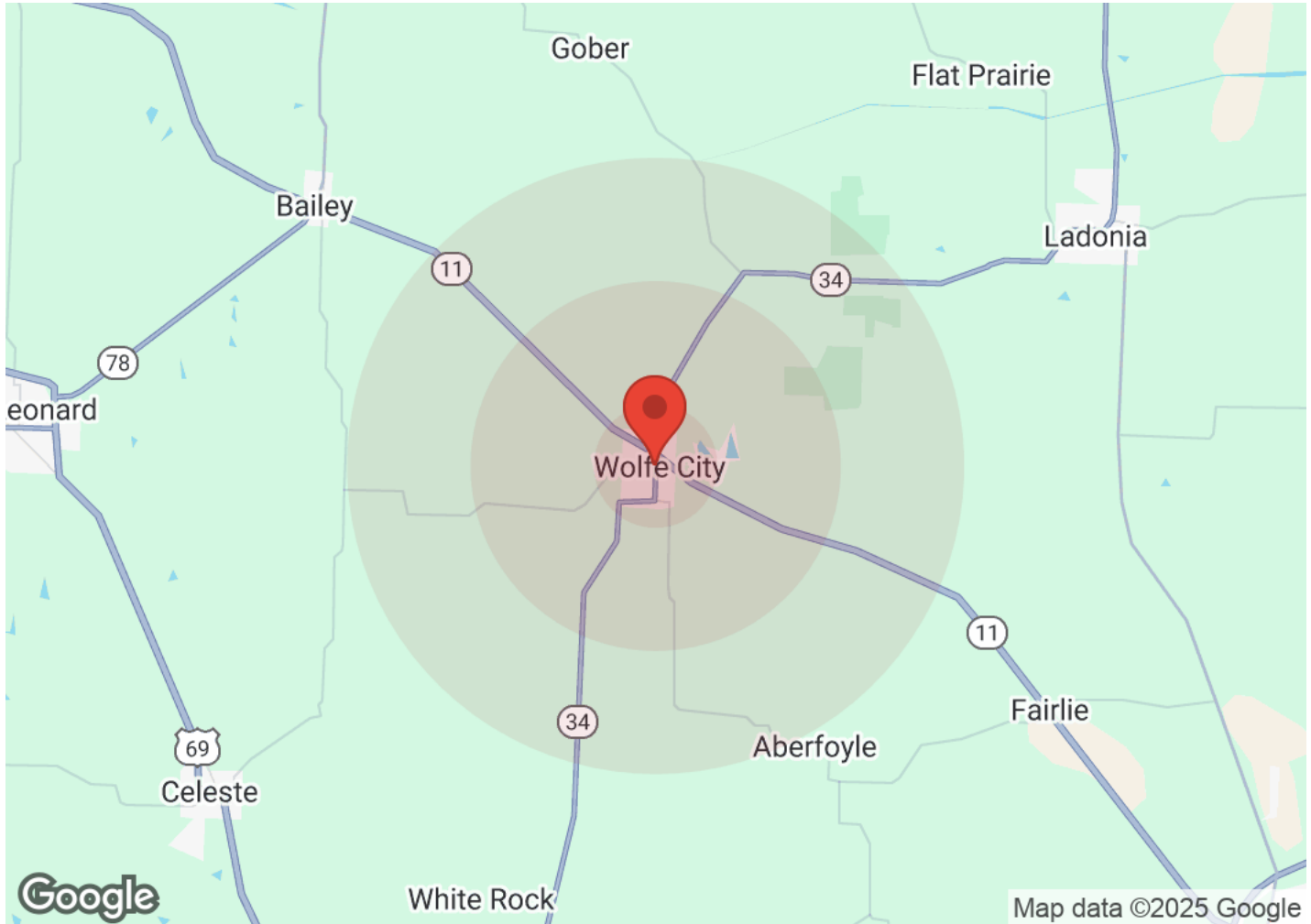
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	837	1,100	1,501	Median	\$70,093	\$71,143	\$72,354
Female	822	1,073	1,452	< \$15,000	49	64	91
Total Population	1,659	2,173	2,953	\$15,000-\$24,999	56	71	95
				\$25,000-\$34,999	45	54	68
				\$35,000-\$49,999	72	92	122
				\$50,000-\$74,999	129	166	218
				\$75,000-\$99,999	123	159	210
				\$100,000-\$149,999	102	138	193
				\$150,000-\$199,999	45	60	84
				> \$200,000	23	35	59
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	330	430	578	Total Units	683	894	1,213
Ages 15-24	179	235	325	Occupied	644	842	1,140
Ages 25-54	648	841	1,129	Owner Occupied	449	595	825
Ages 55-64	211	279	387	Renter Occupied	195	247	315
Ages 65+	293	386	533	Vacant	39	52	73
Race	1 Mile	3 Miles	5 Miles				
White	1,241	1,631	2,227				
Black	122	160	214				
Am In/AK Nat	4	6	9				
Hawaiian	N/A	N/A	N/A				
Hispanic	249	320	424				
Asian	10	13	17				
Multi-Racial	32	43	61				
Other	N/A	N/A	N/A				

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