

7216 & 7228 Main Street

7216 & 7228 Main Street | Iola, Texas



FOR SALE
HISTORIC RETAIL BUILDING

OLDHAMGOODWIN.COM | 281.798.9560



OFFERING SUMMARY

A rare opportunity to own a fully renovated, income-producing commercial building in the heart of historic downtown Iola. Spanning two street addresses under one roofline, this 9,076-square-foot brick building sits on a corner lot with strong Main Street visibility and multiple points of access. Originally built as a general merchandise store — the painted-brick signage for "Groceries, Hardware, Dry Goods" is still visible on the exterior — the building has been thoughtfully repositioned as a multi-use commercial destination, currently operating as an antiques and vintage goods market with additional built-out space for events and personal services.

SALES PRICE

\$499,000.00

BUILDING SIZE

9,076 SF

LAND SIZE

11,900 SF

PRICE/SF

\$55





PROPERTY HIGHLIGHTS

- 9,076 SF of finished, climate-controlled commercial space across a single-story footprint with segmented retail bays
- 11,900 SF corner lot with dual street frontage and off-street parking
- Two legal addresses (7216 & 7228 Main Street) allow for single-tenant use or division into separate leasable units
- Original brick exterior, pressed-tin ceilings, and exposed structural elements throughout — a distinctive architectural asset that supports premium retail, hospitality, or event positioning
- Multiple distinct merchandising zones and finished rooms, including an open showroom floor, dedicated themed retail vignettes, a lounge/reception area, and a private treatment/service suite with plumbing, vanity stations, and salon-grade fixtures already in place
- Large open-concept event and gathering space with high ceilings, statement lighting, and flexible floor plan — currently staged for private dining and small events
- Separate restroom facilities and a full utility/wash-up area

BUSINESS FLEXIBILITY

The current build-out demonstrates the property's versatility: retail floor space for boutique and antique merchandising, a furnished event/gathering area suited to private parties, showers, or community functions, and a separate finished suite currently configured for esthetics or spa services. An owner-user could continue the existing use, reconfigure the space for a single retail or hospitality concept, or lease out individual sections to multiple tenants given the dual-address configuration.

INVESTMENT CONSIDERATIONS

This is a turnkey commercial asset with immediate cash-flow potential from the existing operating business, or a blank canvas for redevelopment given its size, corner-lot positioning, and split-address flexibility. The combination of historic character and modern systems is increasingly difficult to find in small-town Texas commercial real estate.

LOCATION

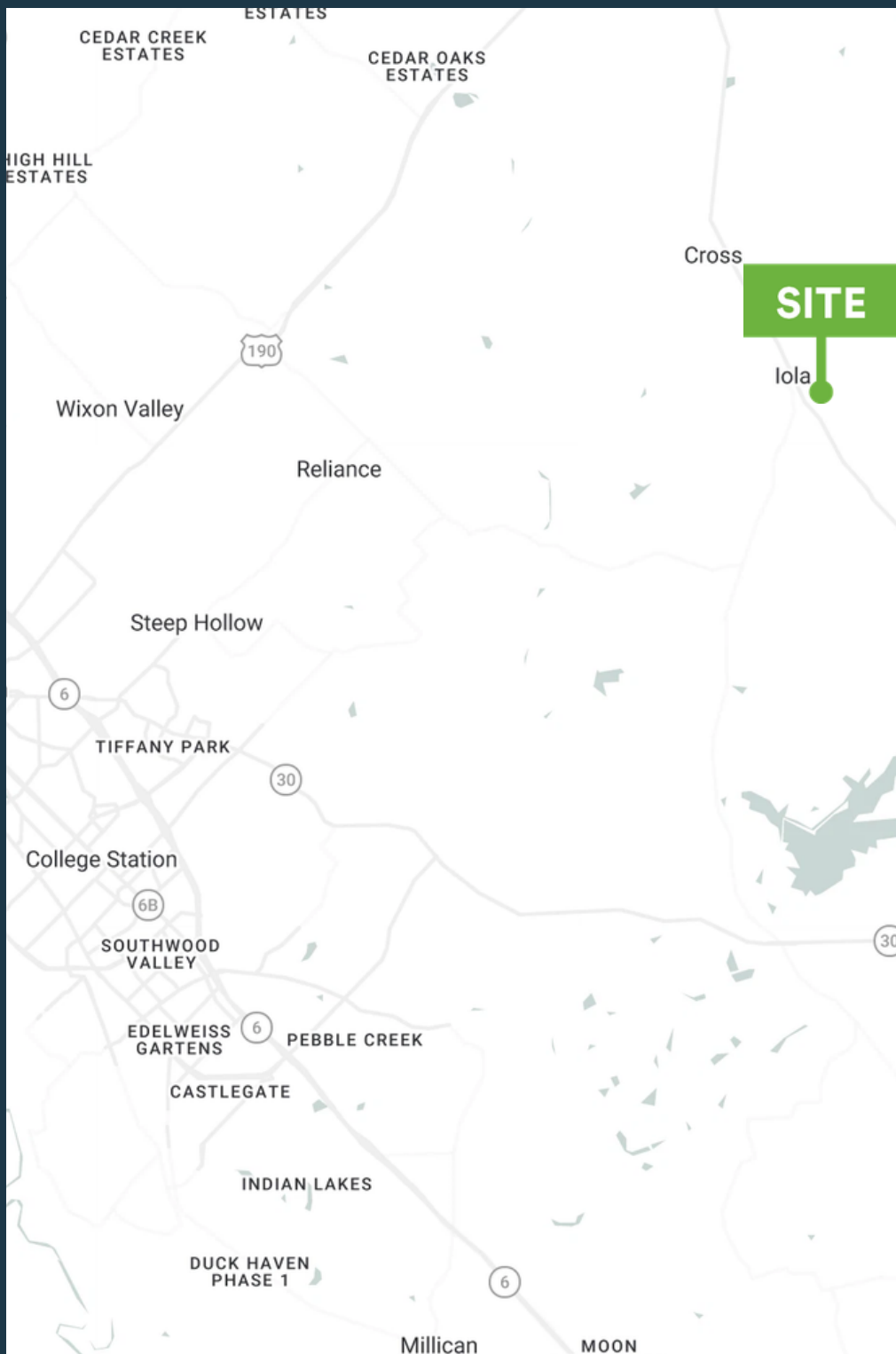
Positioned on Main Street in Iola, Texas — a small Grimes County community along a well-traveled corridor between College Station and Huntsville — the property benefits from steady local and pass-through traffic, a walkable small-town commercial core, and a growing regional interest in rural Texas destinations for retail, tourism, and events.











BUILDING SPECIFICATIONS

Building Area:	9,076 SF
Foundation:	Pier and Beam
Exterior Walls:	Brick
Framing:	Wood
Roof Cover:	Flat
Storefront:	Glass
Utilities:	Water, power, and sanitary sewer City of Iola
Parking:	On street

SITE SPECIFICATIONS

Size:	11,900 sqft of land
Legal Description:	IOLA, BLOCK 34, LOT 1,2,3(N/110'),4(E10') & IOLA, BLOCK 34, LOT 3-1 (S/30')
Access:	Direct access from Main Street
Zoning:	NA
Frontage:	75' on Main Street and 140' on Brazos Ave.



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS

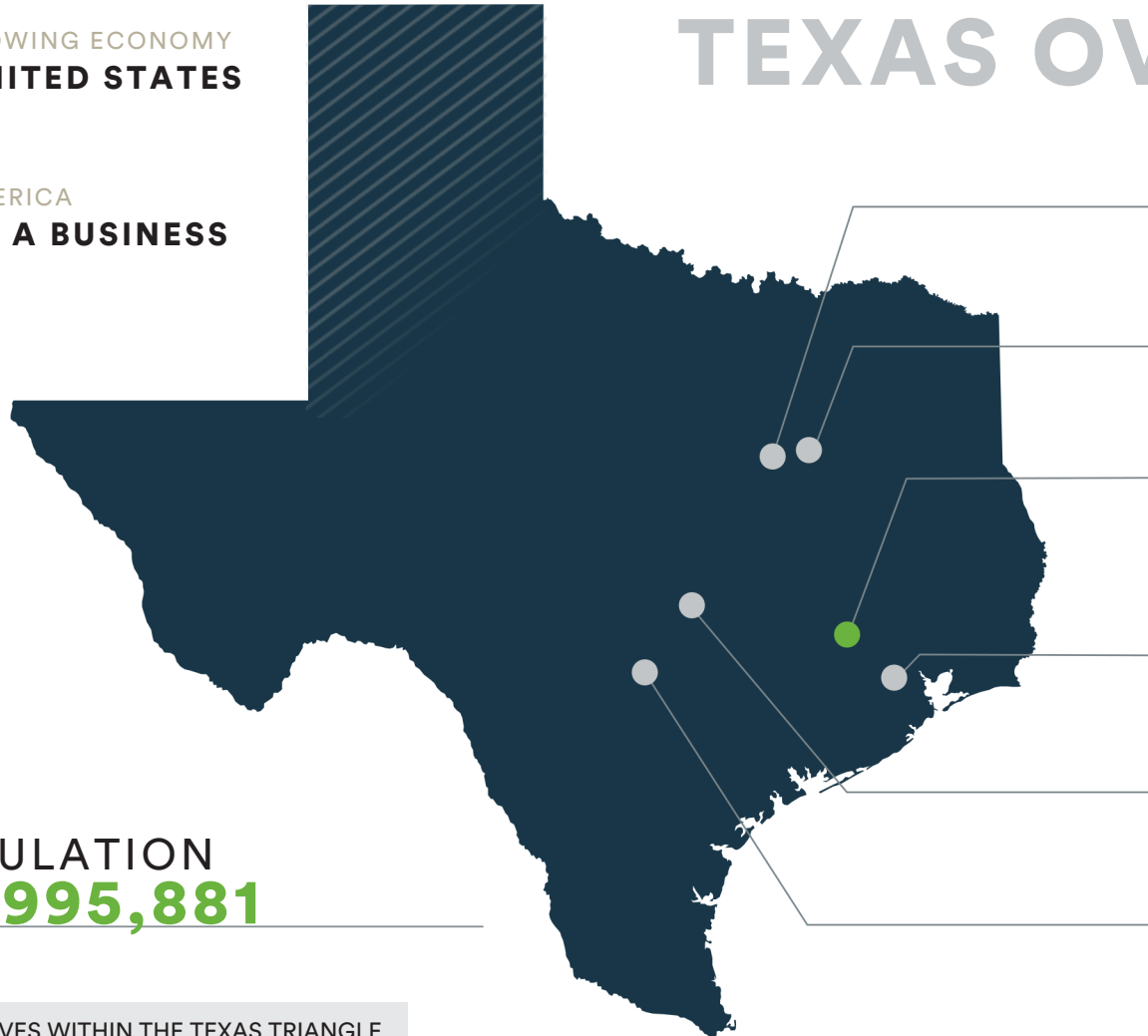


TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN
THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 77,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY

POPULATION
412,681

#1

BEST SMALL
TOWNS FOR
BUSINESS AND
CAREERS IN
TEXAS

#1

FASTEST JOB GROWTH
RATE IN TEXAS
IN MID-SIZED
METRO AREAS



HOME TO TEXAS A&M UNIVERSITY

LARGEST UNIVERSITY IN THE COUNTRY

FALL 2023 ENROLLMENT - 77,000
TIER 1 RESEARCH INSTITUTION

12%

LOWER
COST

OF LIVING THAN THE
NATIONAL AVERAGE

4.1%

UNEMPLOYMENT
RATE



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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532457

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FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.