



McGUIRE
COMMERCIAL GROUP

1319 W Texas Street

FAIRFIELD

OFFERED AT \$2,390,000

Property Details

Rare owner-user opportunity with redevelopment potential on highly visible West Texas Street. This ± 22 k SF multi-tenant retail/warehouse property is situated on ± 2.25 acres and offers exceptional flexibility for an owner-user, investor, or developer. The property features a vacant $\pm 16,000$ SF main building available for immediate occupancy, plus an approximately ± 5 k SF rear space leased on a month-to-month basis, providing interim income while preserving future flexibility. The building also includes a second-floor 2/1 apartment, ideal for on-site management or additional rental income. The site offers approximately ± 14 k SF of fenced yard area, 63 on-site parking spaces, multiple points of ingress and egress, and outstanding frontage along West Texas Street. Convenient access to I-80 and Highway 12 enhances regional connectivity. Buyer to verify square footage, zoning, permitted uses, and redevelopment potential.

Highlights:

- Rare owner-user opportunity
- ± 16 k SF retail/warehouse building vacant for immediate occupancy
- $\pm 5,000$ SF month-to-month tenant
- 2nd Floor 2 bed/1 ba ± 1.5 k SF apt
- ± 2.25 -acre commercial site
- $\pm 14,000$ SF fenced yard/storage area
- 63 on-site parking spaces
- Prime West Texas Street frontage
- Redevelopment and value-add potential
- Excellent access to I-80 & Highway 12



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Location

Downtown Fairfield





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All LLC concerning 1319 W Texas St
P&L
2024

TOTAL

Rental Income:

Napa Auto Rental Income	\$103,873.56
Church Rental Income	\$34,284.00
Total Rental Income & Lease Termination	\$138,157.56

Expense:

Bank Charges	\$60.25
Bookkeeping	\$540.00
Professional Services-Tax Prep	\$875.00
Meeting Expenses (Meals)	\$48.39
P. O. Box Rental	\$400.00
Postage	\$33.13
Property Tax	\$10,655.22
Repairs & Maint-Church-new hot water heater	\$2,840.00
Water	\$1,788.68
Electricity	\$0.00
General Liability Insurance	\$7,797.00

Misc Expenses

2024 LLC Tax- FFCA	\$800.00
2024 LLC Tax- Fairfield Grocery Partners LLC	\$800.00
Misc	\$150.00
Misc	\$170.58

Total Expenses \$26,958.25

Net Income \$111,199.31

\$ 2024 P/L





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Demographics

Median Household
Income

\$87,834

Median
Age

36.2

Education
Level

82.4% High School
Grad or Higher

Occupancy %

55.9% Owner
44.1% Renter

[Full Report](#)



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More Info

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