



6,976 SF HISTORIC DOWNTOWN OPPORTUNITY

4 DISTINCT SPACES + 3,000+ SF LOFT | \$289,000

221 S. Main Street | McGregor, Texas

\$289,000 ASKING PRICE	6,976 SF TOTAL SPACE	1905 HISTORIC BUILDING	2024 FULL ROOF REPLACEMENT
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Historic Character. Modern Possibilities.

Own a piece of Old Downtown McGregor history with this distinctive commercial property, originally built in 1905 and offering approximately 6,976 square feet. The building combines three individual first-floor commercial spaces with an expansive 3,000+ square-foot upstairs loft, creating flexibility for an owner-user, investor, entrepreneur, or redevelopment concept.



PROPERTY HIGHLIGHTS

- **Three downstairs commercial units**, including two approximately 800 SF spaces that can readily be combined.
- **Two first-generation white-box spaces** provide a clean slate for tenant or owner improvements.
- **Approximately 2,200 SF downstairs is nearly move-in ready**, offering potential for immediate occupancy or income while other areas are completed.
- **3,000+ SF open upstairs loft** ready for conceptualization and future development.
- **Full roof replacement completed in 2024** and exterior reported in new condition.
- **Parking via alley access and on-street spaces** in the downtown setting.

Flexible First-Floor Commercial Space

The first floor is arranged as three unique commercial units. Two approximately 800-square-foot spaces are in first-generation white-box condition and can be combined to create a larger footprint. An additional approximately 2,200 square feet is nearly move-in ready, creating the opportunity to occupy or potentially generate income while completing the remaining spaces.



Utility flexibility: Four separate water meter taps are reported, with one water meter currently in place. The building currently has one electrical service; individual services and meters may be established for separate units, subject to utility requirements.

3,000+ SF Upstairs Loft - A Blank Canvas

The open second floor is the property's most compelling redevelopment component. With more than 3,000 square feet of largely open loft space, the area can be conceptualized for event or hospitality use, additional commercial space, or other creative redevelopment. Subject to zoning, permitting and required approvals, a mixed-use or residential concept may also be possible.



Potential concepts may include executive accommodations, corporate housing or short-term rental use serving visitors associated with McGregor's expanding employment and industrial base. All proposed uses should be independently verified with the appropriate governmental and utility authorities.

Old Downtown McGregor Location



Located on South Main Street in McGregor's historic downtown, the property offers traditional storefront visibility, on-street parking and alley access. Its combination of historic architecture, multiple commercial spaces and substantial unfinished loft area creates an uncommon opportunity to reposition a downtown asset for today's market.

OFFERING SUMMARY

Asking Price	\$289,000	Total Building Area	Approx. 6,976 SF
Year Built	1905	Configuration	3 downstairs units + upstairs loft
Upstairs	3,000+ SF open loft	Roof	Full replacement in 2024
Parking	Alley access + on-street	Utilities	4 water taps; separate electric potential

FOR PROPERTY INFORMATION OR SHOWINGS

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Information contained herein is believed to be reliable but is not guaranteed. Buyer should independently verify square footage, condition, utilities, zoning, permitted uses, redevelopment potential and all other material information.