

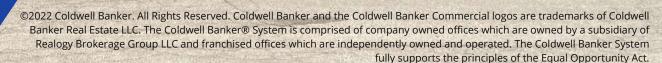
**EXCLUSIVELY OFFERED BY:** 

### BRANDON DAVIS

### 402 W 3RD ST - MCGREGOR

402 W 3RD STREET MCGREGOR, TX 76657

AVAILABLE SQFT 1,998 SF



### **PROPERTY OVERVIEW**

Coldwell Banker Commercial Jim Stewart, Realtors is proud to offer this beautifully designed restaurant/coffee house space in the rejuvenated historic downtown McGregor, Texas for lease. Located just a few steps off of Main St., the interior is complete with detailed and intricate updates, a commercial kitchen, serving counter, seating area and even an area for live music.

### **PROPERTY HIGHLIGHTS**

- 1,998 SF
- Updates and Detailed Design Throughout
- Commercial Kitchen
- Seating Area
- Upstairs Loft is Available As a Package or Leased Separately

### PROPERTY SUMMARY

**PROPERTY TYPE** 

**Restaurant / Coffee Shop** 

LOCATION

McGregor

**LEASE RATE** 

**Call for Pricing** 

SPACE AVAILABLE

1,998 SF

CONSTRUCTION

Remodeled in 2004

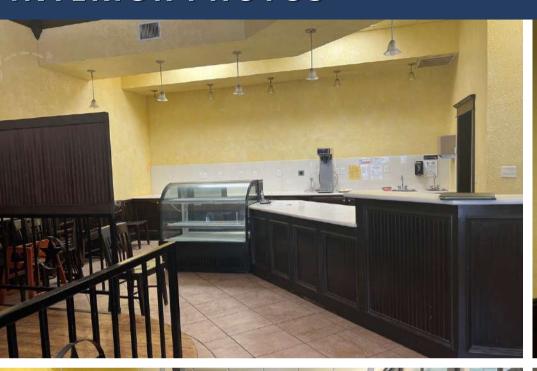


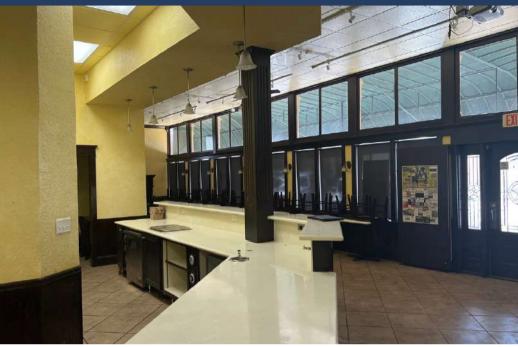
### **EXTERIOR PHOTOS**





### **INTERIOR PHOTOS**

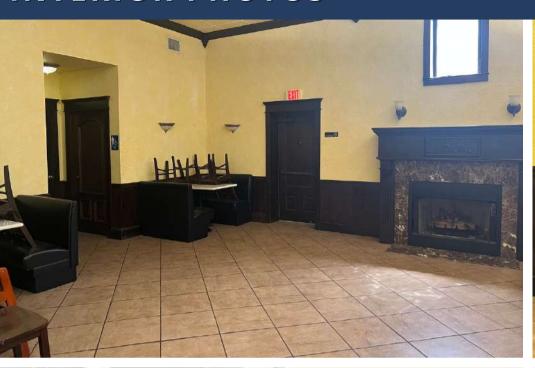








### **INTERIOR PHOTOS**









### POINTS OF INTEREST



### **POINTS OF INTEREST**





### PRESENTED BY:



### **Brandon Davis**

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### 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



### 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.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

duties above and must inform the owner of any material information about the property or transaction known by the agent, including owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum information disclosed to the agent or subagent by the buyer or buyer's agent. AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the

material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a

**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;
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 0 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

# TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

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