

SALE

CHISHOLM COUNTRY STORE

1251 South State Highway 205 Rockwall, TX 75032



OFFERING SUMMARY

Sale Price:	Call for Price
Building Size:	3,006 SF
Available SF:	
Lot Size:	1 Acres
Price / SF:	-
Year Built:	1890
Renovated:	2005
Zoning:	General Business District

PROPERTY OVERVIEW

This stunning property located on 1251 S State Highway 205 in McLendon Chisholm, TX is the perfect place for your business, office, church, retail, or multiple other uses with approval from the City of McLendon Chisholm! Situated on a historic 1 -acre lot, this 3,006 SF (Assessor) features a lush and well-maintained lawn with plenty of mature trees for shade, a large scenic porch, and excellent access to State Highway 205. Inside, you will find bright and open rooms, a well-lit kitchen, two public restrooms, and several potential office spaces. The backyard offers the perfect setting for outdoor Big Texas sky viewing, with a small parking lot in the front to accommodate most businesses. This commercial space is conveniently located near other offices on this strip and is just a short drive away from all that Dallas has to offer. Don't miss out on this amazing opportunity in an excellent location on a heavily traveled State Highway 205!

Darrin Coles 469 794 6080 TX #755167	Donna Fielder 972 523 4305	Cristie Coles 469 794 6080 TX #0628110
---	--------------------------------------	---



SALE

CHISHOLM COUNTRY STORE

1251 South State Highway 205 Rockwall, TX 75032



PROPERTY DESCRIPTION

·
Traffic Counts over 16K ·
Zoned as General Business
District. Ask for Planning. · Future Road Development
includes 4 lane highway out front. · Built and used as a church
in the late 1800's and early 1900's. ·
Current use is a Tea Room
with Classic Texas Home Decorations sales. ·
Large open areas with a
classic Texas Past that is sure to please any historian. ·
Main road that runs through
Terrell, TX and Rockwall, TX.

Darrin Coles
469 794 6080
TX #755167

Donna Fielder
972 523 4305

Cristie Coles
469 794 6080
TX #0628110



COLDWELL BANKER
COMMERCIAL
REALTY



Information About Brokerage Services

Texas law requires all real estate licensees 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:

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 or subagent by the buyer or buyer's agent.

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.

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.

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.

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.

COLDWELL BANKER COMMERCIAL Realty	0420132	JOANNE.JUSTICE@CBDFW.COM	(972)906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne H Justice	0159793	JOANNE.JUSTICE@CBDFW.COM	(972)906-7700
Designated Broker of Firm	License No.	Email	Phone
Frank Obringer	0739974	FRANK.OBRINGER@CBDFW.COM	(972)249-8800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Darrin R Coles	0755167	DARRIN.COLES@CBREALTY.COM	(469)794-6080
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Representative