



404 W main

404 W. Main St., Uvalde, TX 78801

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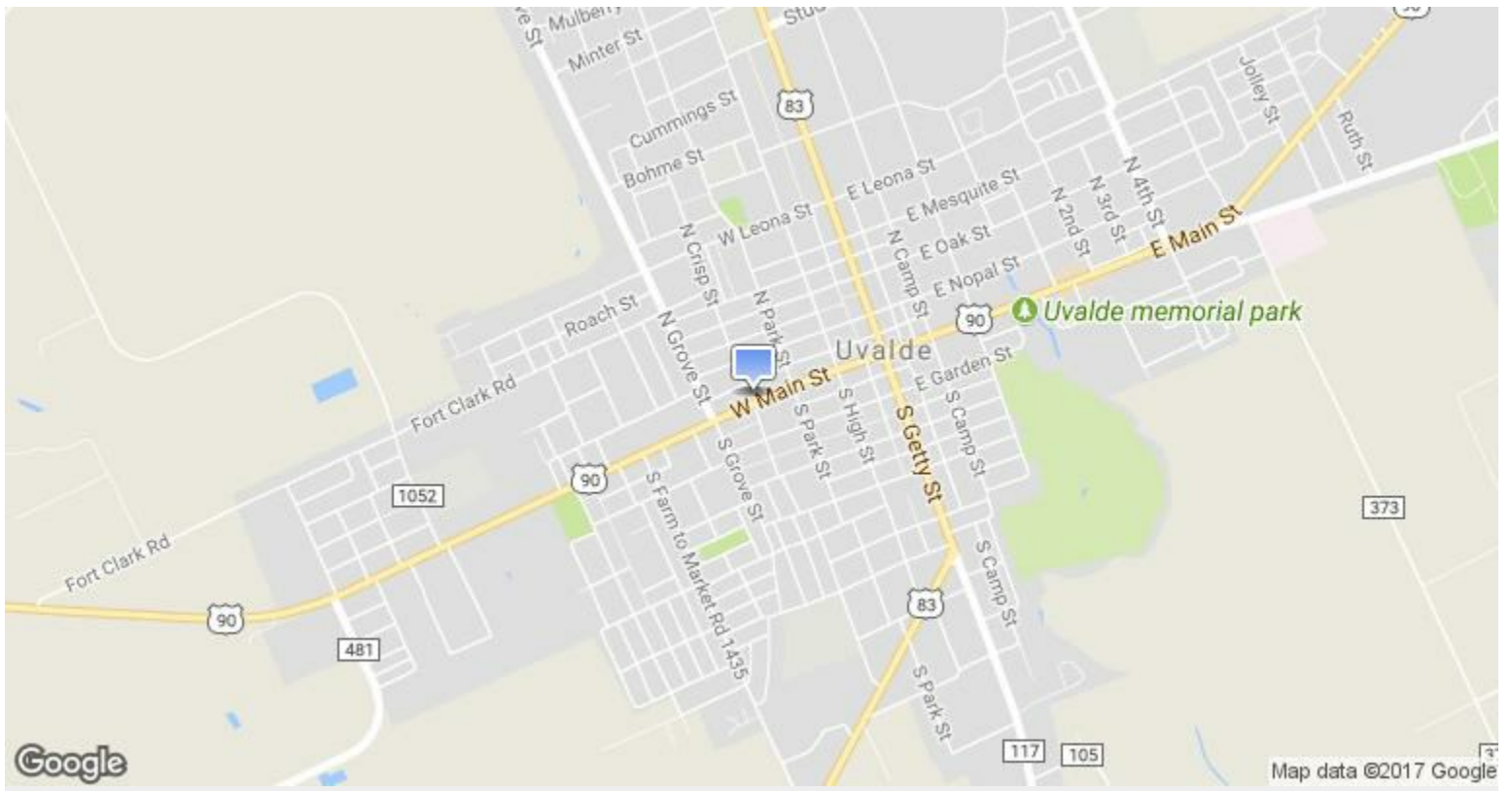
Aerial view #2

404 W main

\$1,650,000

21255 Sq. Ft., Former Super S Store. Has been used in the past for Gun Shows, Special Events, & Birthdays. Good accessible parking, Property is a concrete tilt-wall construction. Was used as super s grocery store in past. Mostly open with old freezer boxes in place. Has the flexibility for many uses . Great location for product suppliers , retail , possible event center , festival market, restaurant , dance hall , recreation uses or other upgraded uses.

Price:	\$1,650,000
Building Size:	22,803 SF
Price/SF:	\$72.36
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Additional Sub-types:	
	Distribution Warehouse, Community Center, Specialty Center
Property Use Type:	Vacant/Owner-User
Commission Split:	0.3%
Occupancy:	0%
Lot Size:	1.71 AC

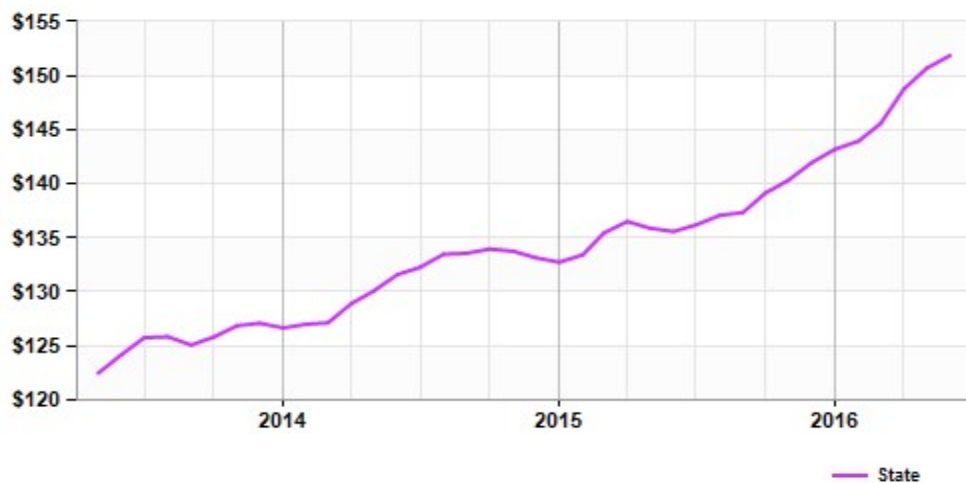


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Close to downtown Uvalde on US 90 W. Uvalde, TX. Great location between major retail/gas operations. New Stripes Gas/ convenient store under construction adjacent to and east of the property front on W Main (US Hwy 90 W).

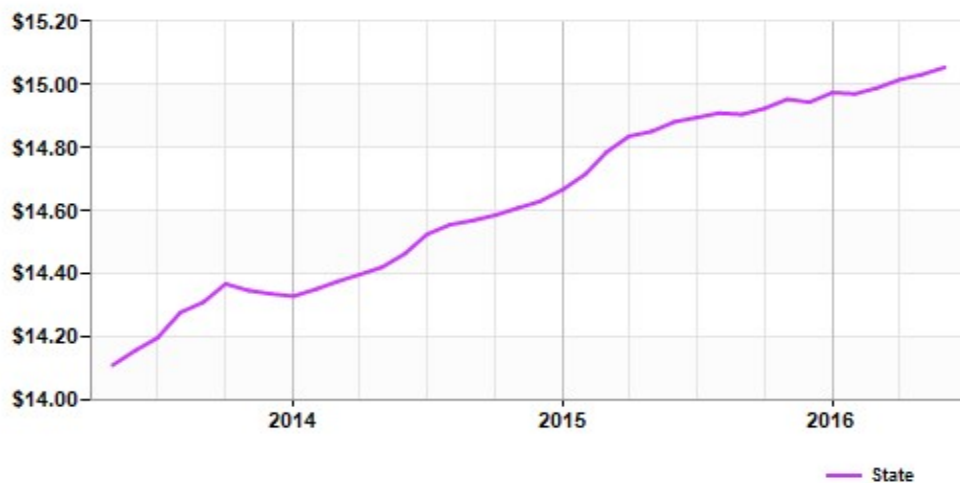
Market Trends

Asking Prices Retail for Sale Uvalde, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$152	+4.3%	+12.0%

Asking Rent Retail for Lease Uvalde, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.05	+0.4%	+1.2%