

202 Pecan Street Hico, Texas

6370 sq. ft. | Commercial Space

\$760,000.00

This commercial/retail space offers...

- Two story rock building built in 1902
- Overall measurement approx. 6670 sq. ft.
- New TPO commercial roof installed March 2019
- Northside and rear rock completely repointed. (Still needed on other 2 sides)

• A/Cs, wiring, plumbing all updated or installed new in 2013

- Original hardwood floors refinished
- Security & cameras installed on Drink Shoppe side

Historically home to Post Office, Masonic Lodge,

Telephone Switchboard Office, Car Dealership, News Stand

Current Use:

- Current home to boutique hotel, retail and restaurant space.
- Upstairs operating as 3 room boutique hotel
- Downstairs set up as sandwich shop, retail Drink Shoppe and office space
- Great potential for retail, restaurant, inn or B&B office or event space
- Existing store's furniture, fixtures and equipment all included. Specific list to be provided

Downstairs Details:

- Downstairs is currently set up for 2 separate retail spaces, which can easily be opened into one larger area.
- Each side has individual a/c units/meters
- Office space with separate restroom is accessible from side entrance - Measures approx. 10 x 17 (170 sq ft)
- Rear entrance to laundry/utility room also includes a restroom.
- A separate rear entrance to storage area and back stairway to upstairs.

Upstairs Details:

- Currently operated as 3-room boutique hotel.
- Fully furnished with period antiques
- Each room has private bathroom / individually controlled heat & air
 - Three a/c heating units
 - Large living/common area
 - Approximately 23' x 47' (1,081 sq. ft.) of additional space ready to be converted or used for expansion
 - Property sale excludes all retail inventory, sale will covey furniture and fixtures only.



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Tai Cobb Klam, Broker
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HICO, TEXAS

Hico, Texas is near the top of the scenic Texas Hill Country, at the crossroads of Highways 281, 6, and 220. Hico is a quick trip from Dallas, Fort Worth, Austin or Waco making it the perfect getaway for afternoon or a weekend trip. Hico is a great place to come and visit the Billy the Kid Museum and Hico City Park. Whether You Are driving down through Austin and the Texas Hill Country and need a good place to stop, or going up to the Dallas Fort Worth Metroplex from your hunting lease, or perhaps just wanting to get out for a weekend getaway, Hico is the place to stop! Hico has tons to offer tourism--taking in almost 50 acres along both sides of the Bosque River, Hico City Park offers RV sites, hike and bike trails, playground equipment and covered meeting facilities conducive to family reunions and other outdoor gatherings. In the countryside surrounding Hico, you will find places to hunt, fish and ride horses. Hico is within a 30-mile radius, you will find attractions such as Dinosaur Valley State Park, Circle T Arena, Fossil Rim Wildlife Center and the Dublin Bottling Works (formerly known as the Dublin Dr. Pepper Museum). There are 8,000 cars a day pass thru 281 National Hwy frontage and Hico is home of the Texas Steak Cook Off bringing 10,000 people to town every May!



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GREAT RETAIL SPACE IN HICO, TEXAS
202 North Pecan Street, Hico , Texas 76457
Hamilton County
\$760,000 + 0.15 Acres
Commercial Property