



For Sale!

Nicole Sullivan
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\$380,000
120 S Main
McGregor, Tx 76657

PROPERTY INFO

Price
\$380,000

Main & W 2nd | 6,000 SF | 2 Stories

- Commanding corner presence in the heart of Downtown McGregor
- Distinctive violet façade with tall arched windows
- Flexible interiors: approx. 3,600 SF ground floor + 2,400 SF second floor
- Environmental abatement completed & cleared (2018)
- Current survey in hand

All information deemed reliable but not guaranteed; buyer to verify.

Zoning
Commercial

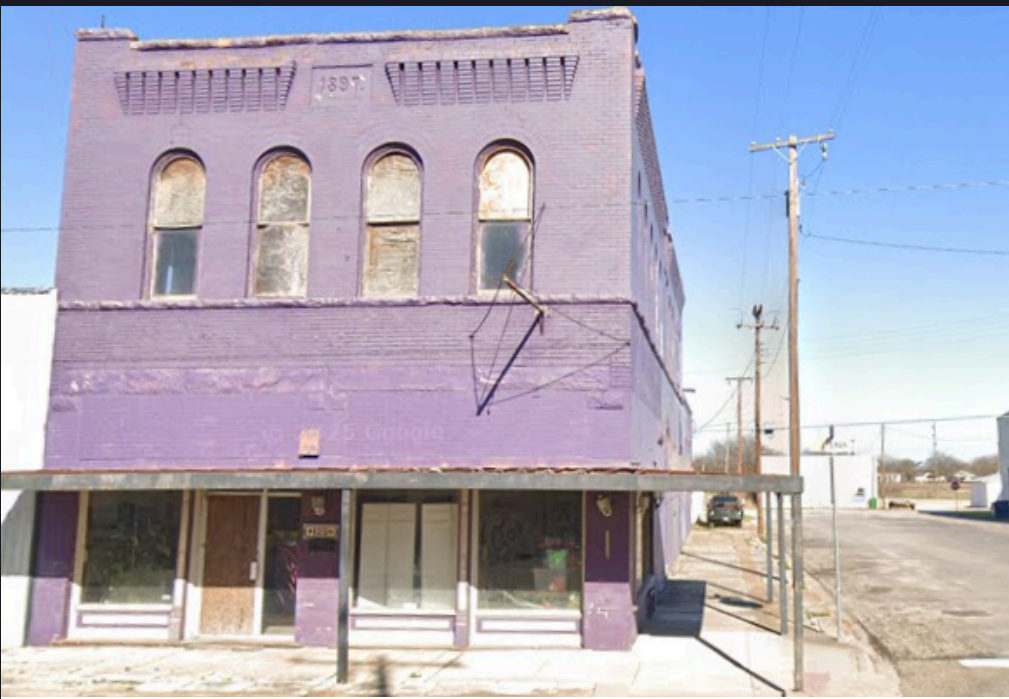
Sq Ft
6,000

Roof
Build-Up

Built
1897

Location
Main & 2nd





Traffic Counts



Daily Traffic Counts



Traffic Counts by Highest Traffic Count

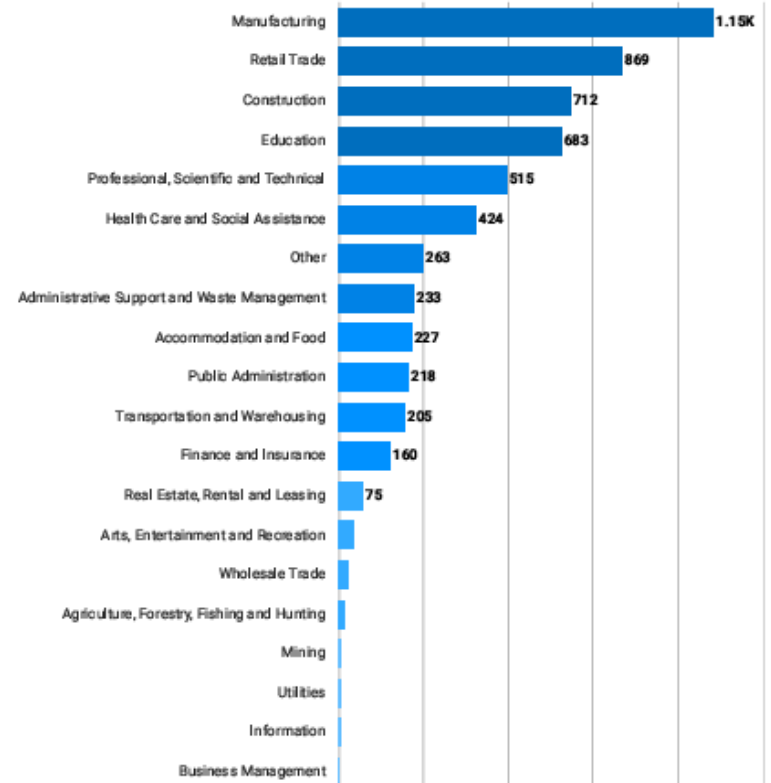
▲ 23,320 US 84 2024 Est. daily traffic counts Cross: Sunwest Blvd Cross Dir: W Distance: 0.14 miles Historical counts Year ▲ Count Type 2021 ▲ 18,050 AADT 1992 ▲ 10,460 AADT	▲ 23,320 US 84 2024 Est. daily traffic counts Cross: Sunwest Blvd Cross Dir: W Distance: 0.14 miles Historical counts Year ▲ Count Type 2022 ▲ 23,356 AADT	▲ 21,713 TX 360 2024 Est. daily traffic counts Cross: Prairie Ln Cross Dir: NW Distance: 0.07 miles Historical counts Year ▲ Count Type 2020 ▲ 20,696 AADT 2019 ▲ 22,462 AADT	▲ 20,895 US Hwy 84 2024 Est. daily traffic counts Cross: Bosque Ln Cross Dir: W Distance: 0.11 miles Historical counts Year ▲ Count Type 2018 ▲ 22,829 AADT 2010 ▲ 15,600 AADT	▲ 18,009 Juanite Smith Rd 2024 Est. daily traffic counts Cross: - Cross Dir: - Distance: -
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Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



CONFIDENTIALITY *Statement*

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WHITE LABEL REALTY and it should not be made available to any other person or entity without the written consent of WHITE LABEL REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WHITE LABEL REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WHITE LABEL REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenants plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WHITE LABEL REALTY has not verified, and will not verify, any of the information contained herein, nor has WHITE LABEL REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT **NICOLE SULLIVAN** FOR MORE DETAILS.



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.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Tara Nicole Sullivan	824064	taranicolesullivan0@gmail.com	(501)269-8133
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
		09/01/2025 09/05/2025	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov