



**201 N Main St. McGregor Tx, 76657**

- **Owners**
  - **Current** – Family of the previous owners who passed away.
- **Property Specs**
  - **Price** – 170K
  - **Square Feet** - 1328
  - **Acres** - .04 acres (just the land the building is on)
  - **Built** – 1960
  - **Zoning** – Commercial
  - **Use** – Office/Mixed Use
  - **Floors** – 1
  - **Structural Damage** – *(based on seeing the property, not a professional opinion)*
    - Roof – appears to be in good shape.
    - Walls – need a good clean up and maybe repaint. Cinder Block Walls.
    - Windows - replace or repair some.
    - Floor – replace.
- **FUTURE GROWTH** (per Andrew Smith with EDC)
  - McDonalds opening in October on the corner of 84 right down from this property – their customers will use the road on 2<sup>nd</sup> to leave or come in so there will be traffic on two sides
  - Plans are underway for 1,000 single-family homes, with P&Z Commercial handling the project.
  - Population is expected to grow from 5,000 to 10,000 in the coming years.
  - EFC Gases & Advanced Materials will be establishing operations, creating 120+ jobs.
  - A BrewPub and New Meat Market have recently opened on Main St.
  - 222 Main to be restored and brought back to life. Rumors are Italian restaurant, speakeasy, and offices.
  - The Movie Theatre on 411 W 3<sup>rd</sup> is in the works to be renovated and reopen.

# WHITE LABEL

## REALTY CO.

- **CURRENT BUSINESSES**

- Businesses on/near Main St in McGregor
  - Neumeier Feed & Grain
  - Market 103
  - Big Catch Wholesale
  - Main Street Fitness
  - Farmers Insurance
  - The Vibe Shopping Mall
  - Gigi's Tiny Treasures
  - All-Stars Barbershop
  - TJ's Cigar Shop
  - Junk for Joy
  - Gus's Deli
  - Milanos Pizza
  - Cuppiecakes (bakery)
  - Heavy Metal Tactical
  - Main Street Dental Care
  - MacTown Nutrition
  - The Wild Peony
  - TFNB
  - Kay Nails
  - Sneed Insurance Agency
  - USPS
  - Simply Wood
  - Heart of Tx Co-op
  - Whistling Duck Gas Station
- Big Businesses in McGregor
  - Knauf Insulation (employ 160+)
  - Allied Steel Buildings (employ 80+)
  - Messer (employ 22 long term and 80 construction)
  - Space-X (employ 600+)

- **MISC**

- Amtrak Train Station in town
- McGregor Executive Airport (7.2 miles)
- Waco Regional Airport (24 miles)
- Port of Houston (178 miles)



- **Help from EDC** (*per Andrew Smith*)
  - **Façade Program** - The building is eligible for this program, which helps restore the exterior. [Learn more.](#)
  - **Marketing Scholarship** - The Chamber offers resources and programs for small businesses, such as workshops, networking events, and mentorship opportunities. [Learn more.](#)
  - **Tax Increment Fund** - Not available for this property.
  - **Opportunity Zone** – this property is NOT in an Opportunity Zone because McGregor doesn't have those, but the EDC said they would be willing to discuss options if it was for a business.