

901 ST JOSEPH ST.

901 ST JOSEPH STREET,
GONZALES, TX 78629

FOR SALE



BUILDING FEATURES

- Versatile Property zoned as C-1 Commercial.
- With four full bathrooms, laundry hookups, three kitchen/break-room setups, two reception-style bar-height counters, two staircases (one internal, one external), and four access points, this property could be configured for multiple business units. It also has two separate utility meters, allowing for flexible use.
- Many amenities nearby.
- Nine dedicated parking spots.



FOR MORE
INFORMATION
PLEASE CONTACT

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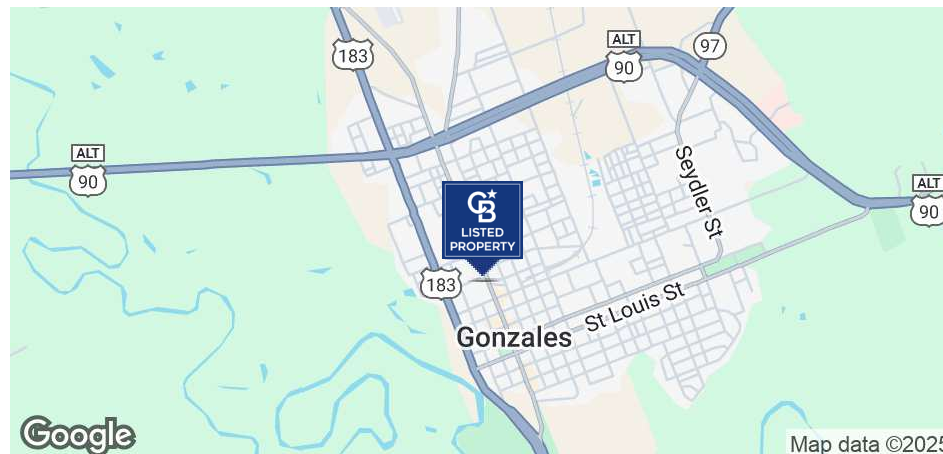
KIMBERLY BRANDSMA, ASSOCIATE BROKER
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**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

SALE

901 SAINT JOSEPH STREET
901 Saint Joseph Street Gonzales, TX 78629



OFFERING SUMMARY

Building Size:	2,576 SF
Available SF:	2,576 SF
Year Built:	1950
Zoning:	C1- Light Commercial

PROPERTY OVERVIEW

Charming Commercial Property in Prime Gonzales Location!

Don't miss this incredible opportunity to own a 2576 sf commercial property in the heart of Gonzales, Texas! This two-story "Folk Victorian" building sits on a desirable corner lot along a major boulevard, directly across from City Hall and the U.S. Post Office. With its classic white clapboard siding, black shutters with star cut-outs, a welcoming covered porch, and a charming white picket fence, this property is full of character and curb appeal.

The building has been partially renovated and is ready for the new owner to add the finishing touches. Inside, you'll find bright, open spaces with large windows that bring in natural light. Historical details like original doors and transom windows have been preserved, while modern updates include high ceilings, ceiling fans, and four mini-split HVAC units for comfort.

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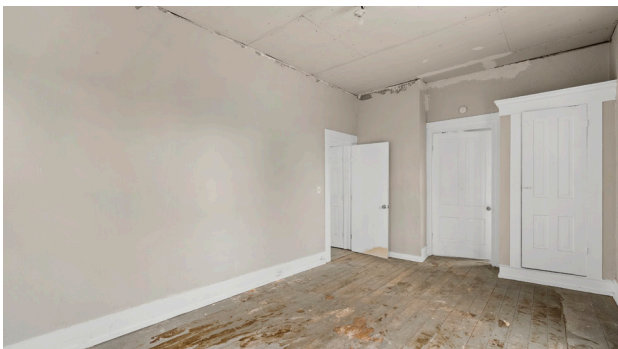
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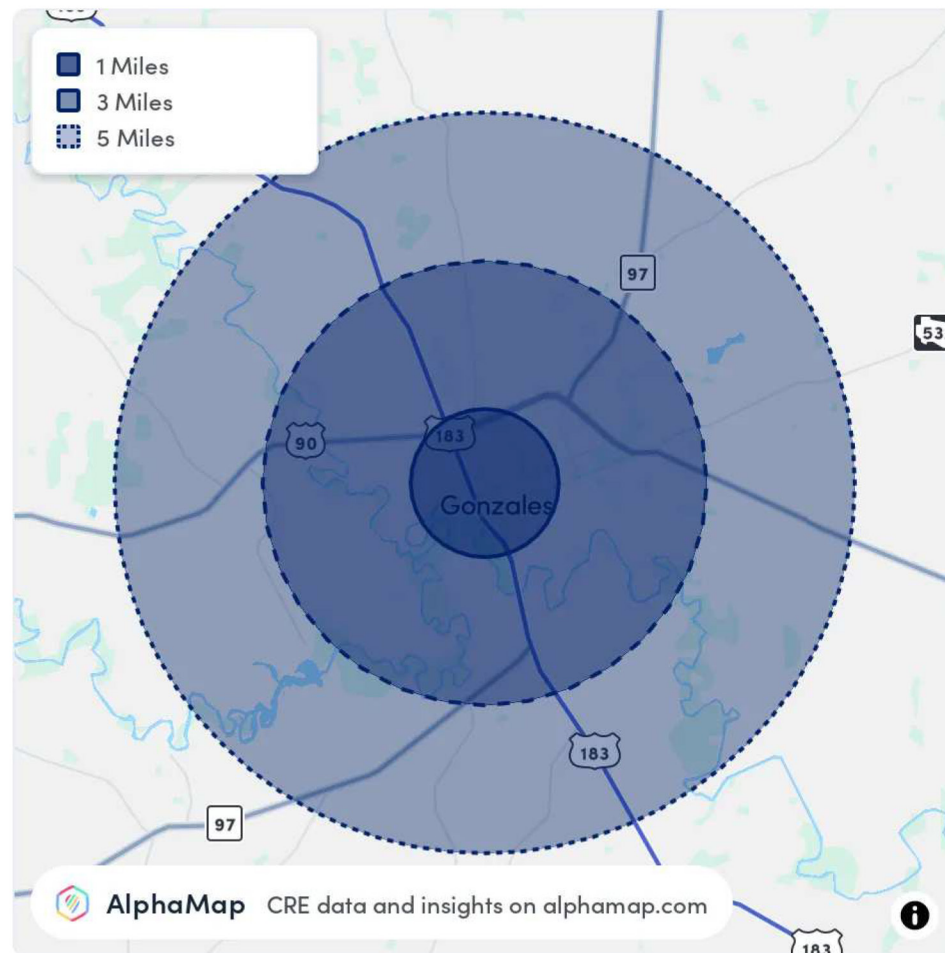
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,373	7,603	8,667
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,574	2,742	3,155
Persons per HH	2.8	2.8	2.7
Average HH Income	\$80,989	\$82,971	\$84,009
Average House Value	\$171,256	\$182,842	\$193,497
Per Capita Income	\$28,924	\$29,632	\$31,114

Map and demographics data derived from AlphaMap



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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.



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. 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.

Coldwell Banker D'Ann Harper REALTORS®	416239	Irispoli@cbharper.com	2104837000
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Kimberly Brandsma	658003	kbrandsma@cbharper.com	2108318288
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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