



**PHYLLIS BROWNING Co.**  
COMMERCIAL

**THE LYNN THEATER  
GONZALES, TEXAS 78629**

FOR SALE







## REMARKABLE OPPORTUNITY TO OWN TEXAS HISTORY

The Lynn Theater in the growing "Come and Take It" town of Gonzales, TX was built in 1948 and originally housed a large single stage/movie screen with floor and balcony seating. After modification by previous owners, the theater now houses two separate theaters, ticket counter at entry, marquee, four exterior displays, concession area, multiple bathrooms on each level, two screening rooms, private offices, backstage preparation rooms and loads of storage through-out. Fiber internet is now available to the building from multiple providers, per seller. No wasted space to be found as the original owner utilized every inch of the floor plan. Stunning brick and stucco exterior with vintage signage upgraded with LED lighting! Public parking is available in the square next to local restaurants, shopping, and museums. The theater is currently vacant and awaiting its new owners to make this vintage gem shine again! Gonzales is deeply rooted in Texas history and home to many annual festivals, rodeos, and more.

### PROPERTY DETAILS

**PROPERTY TYPE**      Recreational

**LOT SIZE:**                      0.17 Acre

**ZONING**                      C-1

**BUILDING SIZE:**              11,684 Sq. Ft.





## PROPERTY HIGHLIGHTS

- Located off Gonzales main square
- Historic attraction
- 3 Stories
- Equipment and inventory convey
- Proximity to major thoroughfares including U.S. 183 and 90A







# STRUCTURAL SUMMARY

1) FOUNDATION:  
THESE WORK AND OBSERVATIONS / RECOMMENDATIONS HAVE BEEN MADE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE RECORD DRAWINGS. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

2) MEZZANINE / BALCONY FLOOR FRAMING:  
BASED ON LIMITED OBSERVATIONS, THE FLOOR IS CONSTRUCTED WITH STEEL FRAMING. THE STEEL FRAMING IS CONSTRUCTED WITH STEEL BEAMS AND STEEL DECK. THE STEEL BEAMS ARE CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS. THE STEEL DECK IS CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS. THE STEEL FRAMING IS CONSTRUCTED WITH STEEL BEAMS AND STEEL DECK. THE STEEL BEAMS ARE CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS. THE STEEL DECK IS CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS.

## 3) ROOF FRAMING:

BASED ON LIMITED OBSERVATIONS, THE ROOF IS CONSTRUCTED WITH STEEL FRAMING. THE STEEL FRAMING IS CONSTRUCTED WITH STEEL BEAMS AND STEEL DECK. THE STEEL BEAMS ARE CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS. THE STEEL DECK IS CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS. THE STEEL FRAMING IS CONSTRUCTED WITH STEEL BEAMS AND STEEL DECK. THE STEEL BEAMS ARE CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS. THE STEEL DECK IS CONSTRUCTED WITH STEEL PLATE AND STEEL BOLTS.

## 4) EXTERIOR MASONRY WALLS:

A) THE EXTERIOR WALLS APPEAR TO BE CONSTRUCTED WITH MASONRY. THE MASONRY IS CONSTRUCTED WITH BRICK AND MORTAR. THE MASONRY IS CONSTRUCTED WITH BRICK AND MORTAR. THE MASONRY IS CONSTRUCTED WITH BRICK AND MORTAR. THE MASONRY IS CONSTRUCTED WITH BRICK AND MORTAR. THE MASONRY IS CONSTRUCTED WITH BRICK AND MORTAR. THE MASONRY IS CONSTRUCTED WITH BRICK AND MORTAR.

B) NO VERTICAL CONTROL JOINTS WERE INSTALLED IN THE EXTERIOR MASONRY WALLS AND WINDOWS. VERTICAL CONTROL JOINTS ARE REQUIRED IN THE EXTERIOR MASONRY WALLS AND WINDOWS. VERTICAL CONTROL JOINTS ARE REQUIRED IN THE EXTERIOR MASONRY WALLS AND WINDOWS. VERTICAL CONTROL JOINTS ARE REQUIRED IN THE EXTERIOR MASONRY WALLS AND WINDOWS. VERTICAL CONTROL JOINTS ARE REQUIRED IN THE EXTERIOR MASONRY WALLS AND WINDOWS. VERTICAL CONTROL JOINTS ARE REQUIRED IN THE EXTERIOR MASONRY WALLS AND WINDOWS.

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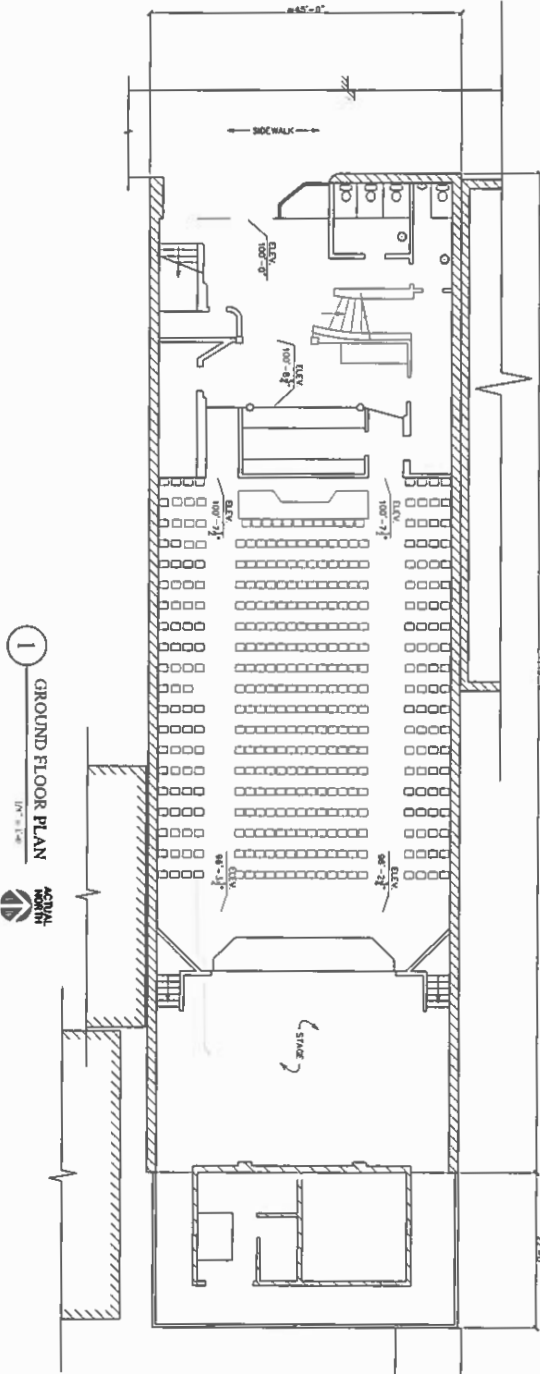
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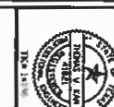


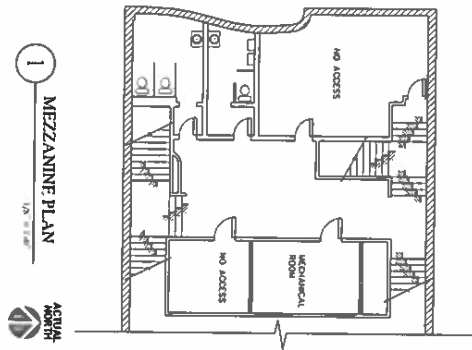
1 GROUND FLOOR PLAN  
1/8" = 1'-0"

LYNN THEATRE  
510 ST PAUL ST.  
GONZALES, TX 78629

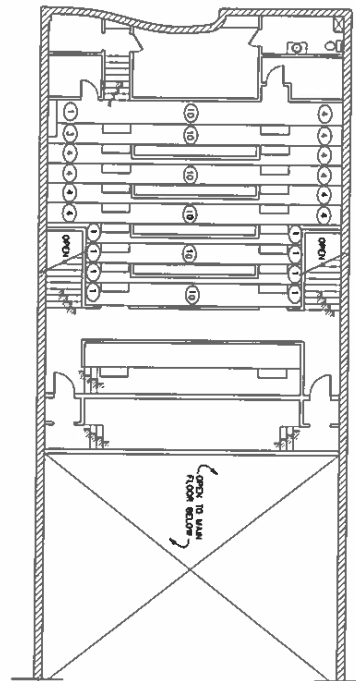
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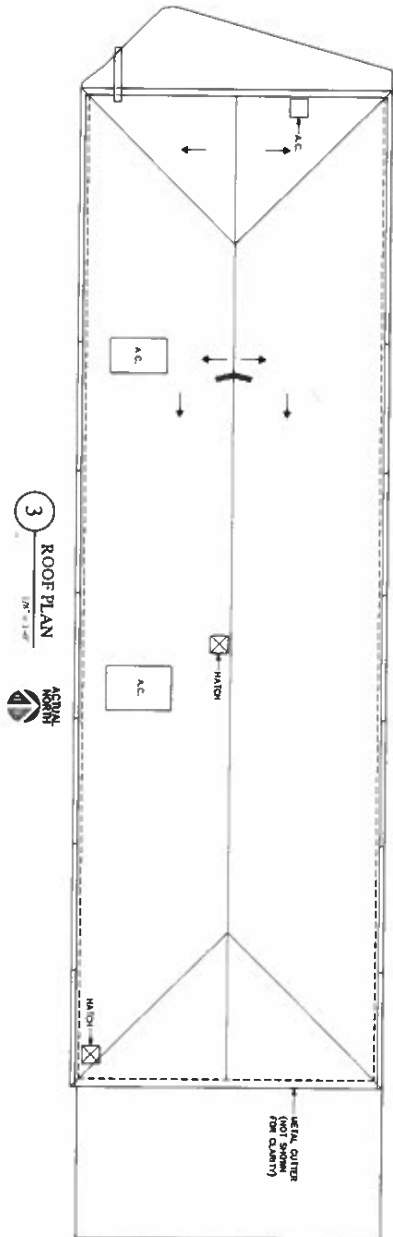
1 MEZZANINE PLAN  
1/8" = 1'-0"



2 UPPER LEVEL AUDITORIUM PLAN  
1/8" = 1'-0"



PLAN NOTES  
1) O INDICATES NUMBER OF SEATS



3 ROOF PLAN  
1/8" = 1'-0"



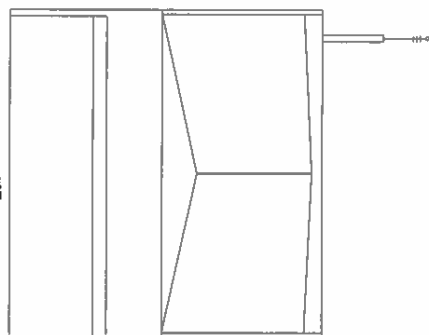
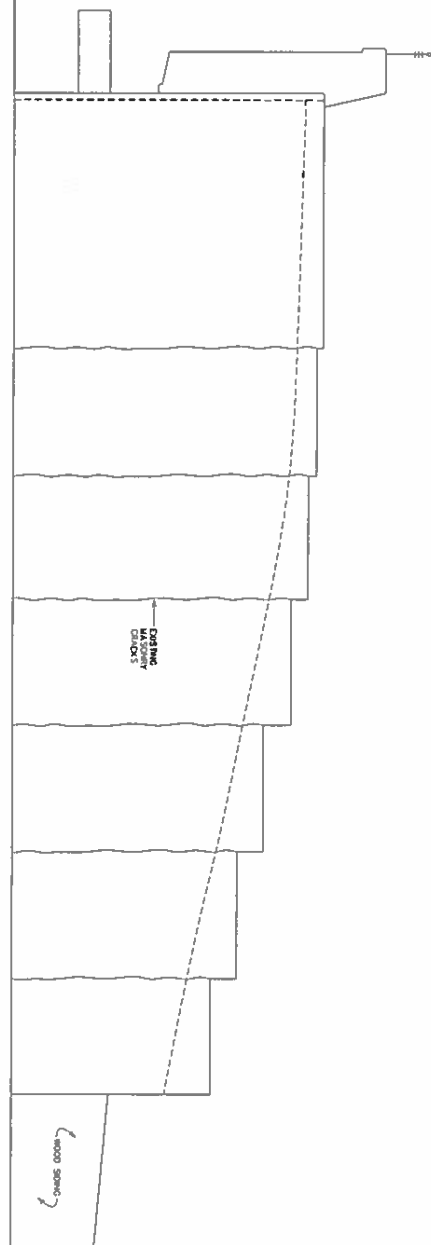
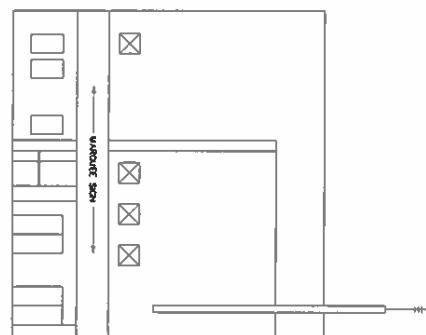
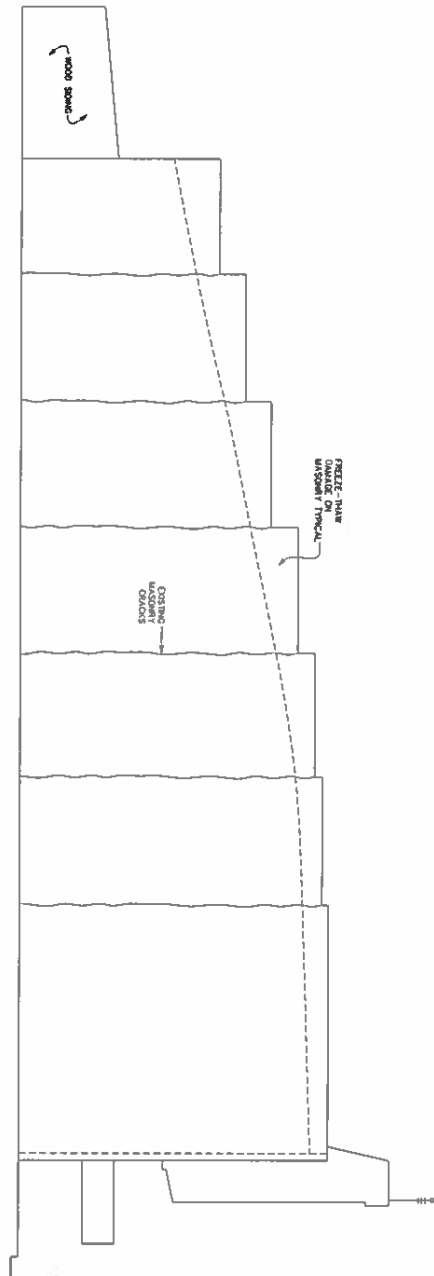
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DATE: SEPT. 25, 2014



NOTE  
1] RTU'S NOT SHOWN FOR CLARITY

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