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Renovations to Historic

13 S Main St

BEFORE



DURING

AFTER



Location: 13 S Main St, Temple, TX

Building Size: 13,205 SF

1st Floor: 6,600 SF

2nd Floor: 6,245 SF

Balcony: 360 SF

Utilities: Water: City of Temple

Electric: Co-Op

Taxes: \$5,164.00 (2019)

Building History

This historic building dates back to 1885 and has its own unique character & atmosphere. By 1888 the structure had become a two story all brick building, housing two businesses at 11 & 13 South Main. McClellan's occupied one side of the building from 1927 mid-1940's, then expanded to the other half of the building in the mid-1940's and closed in the early 1970's. Between 1972 & 1999 the building housed a waterbed store, and the owner had some antique items and some general stuff for sale as well.

Through the years a variety of businesses have occupied the building. Including a General Mercantile, a Fair & Racket Store, Perry Brothers, Shoe Stores, Pharmacy, a Tin Shop in the back in 1905 and that is just the downstairs. Upstairs there have been offices of Doctors, Dentists, Lawyers, Photographers, even one of the Mayors of Temple, & more.

About 6000 sq. ft. of ballroom- all hardwood floors & original tinceilings. The upstairs is a very spacious and comfortable living space, with completed living areas, bed and bath rooms.



Over **\$8 MILLION**
of private investment
in downtown Temple
announced in the
past 3 months

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Ballroom



Ballroom



Description of Improvements

The subject property is currently improved with a historical building with a total of 13,205 square feet. 11 & 13 S. Main Street consist of a reception area, a large ballroom, a stage area, a bar, a kitchen, several storage rooms & closets, and two restrooms. The second floor is currently configured to be an apartment unit containing an open living area, several bedrooms/offices/multi-use rooms, a bathroom, and a kitchen. This building contains a 288-square foot office mezzanine. The building also has a functioning elevator. The roof is accessible and has several sunroofs, as well as a large balcony over S. Main Street.



Residence





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Regulated by the Texas Real Estate Commission

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