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REAL ESTATE CO.

C O M M E R C I A L

HREC #2070

COMMERCIAL
APPROX. 0.20 AC.



931 WALNUT STREET
COLUMBUS, TEXAS

H O D D E R E . C O M



Excellent investment opportunity at one of the highest-visibility locations in downtown Columbus, Texas. Situated on the prominent corner of US Highway 90 (Walnut Street) and Business Highway 71 (Fannin Street), this remodeled former Sinclair Service Station offers exceptional exposure and accessibility. According to 2024 TXDOT data, traffic counts exceed 7,500 vehicles per day. The property consists of approximately 0.20 acres with ± 100 feet of frontage on US Highway 90 and ± 70 feet on Business Highway 71. The $\pm 1,356$ -square-foot building includes office space, storage area, two exterior-access restrooms, and two garage bays with roll-up doors. The classic 1960s service station architecture creates a unique, versatile setting for a wide range of commercial uses. Potential opportunities include a coffee shop, café, food truck, burger stand, retail boutique, florist, antique store, pet grooming business, automotive-related operation, small law office, real estate office, or specialty showroom. The former service bays could be adapted into customer seating, display space, or additional workspace. With its nostalgic character, corner location, excellent visibility, ample parking, and flexible layout, this property offers endless possibilities for entrepreneurs and investors seeking a distinctive commercial location. Conveniently located just one hour west of Houston.

ASKING PRICE: \$600,000 **REDUCED: \$549,000**

- ★ COLORADO COUNTY
- ★ COLUMBUS ISD
- ★ ACREAGE SIZE: ± 0.20 AC.
- ★ EST. TAXES: \$2,440 (PER CCAD)

- ★ ZONING: BUSINESS OR COMMERCIAL DISTRICT
- ★ EASEMENTS: AS OF RECORD
- ★ WATER/SEWER: CITY OF COLUMBUS
- ★ ELECTRIC: SPARK ENERGY

- ★ BUILDINGS: APPROX. 1,356 SF (PER CCAD)
- ★ YEAR: BUILT: 1960
- ★ CONVERTED SINCLAIR GAS STATION



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DIRECTIONS: FROM THE INTERSECTION I-10 & TX-71 BUS E/FANNIN ST. IN COLUMBUS, TX CONTINUE NORTH ON TX-71 BUS E/FANNIN ST. 1.1 MILES TO US HWY 90/WALNUT ST. PROPERTY IS ON THE RIGHT AT THE CORNER. LOOK FOR HODDE REAL ESTATE SIGN ON THE BUILDING.



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

JIM RIPPLE
979-451-2882

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