

# FOR SALE

## RESTAURANT PROPERTY IN UVALDE, TEXAS

**Property Location:** 2221 EAST MAIN STREET

Uvalde, Uvalde, County, TX 78801

**Legal Description:** Being a 1.371 Acres Tract of land lying wholly within Survey No. 75, Juan Jose Guerra, Original Grantee, Abstract 216, Uvalde County, Texas

**Improvements: Built in 1985**

Restaurant Bldg.....5,145 S. F.

Detached Freezer Bldg.....48 S.F.

Detached Storage Bldg.....294 S.F.

**Property Size:** 1.271 Acres or 59,723 S.F.

**Parking:** 83 on site parking Spaces

**Price:** \$470,000.00 Includes land, improvements and equipment.

**Property Description:** Property is located along the southeast side of U.S. Highway 90 West. Property site is generally rectangular in shape with 153.40 feet of frontage on the southeast side of U.S. Highway 90 West or East Main Street. The site has average depth of approximately 421.85 feet. Property was operated as a Golden Corral Restaurant. Property is outside the 100 and 500 year flood plain zones. Property is being sold with all equipment and fixtures currently in the restaurant.



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**Property Location:** Property is located in the City of Uvalde in Uvalde County. Uvalde is 78 miles southwest of San Antonio, the nation's eight largest city. The City of Uvalde has a population of 16,142. The County of Uvalde has a population of 26,461 with a household Median Income of \$27,164 Both the county and the



**Property shown by Appointment Only.**

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