

1242 Commercial Avenue, Anson, Texas 79501  
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Anson, TX 79501

**\$299,000**  
0.030± Acres  
Jones County



**1242 Commercial Avenue, Anson, Texas 79501**  
**Anson, TX / Jones County**

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**SUMMARY**

**Address**

1242 Commercial Avenue

**City, State Zip**

Anson, TX 79501

**County**

Jones County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

32.755361 / -99.897189

**Acreage**

0.030

**Price**

\$299,000

**Property Website**

<https://ranchmanproperties.com/detail/1242-commercial-avenue-anson-texas-79501-jones-texas/65237/>



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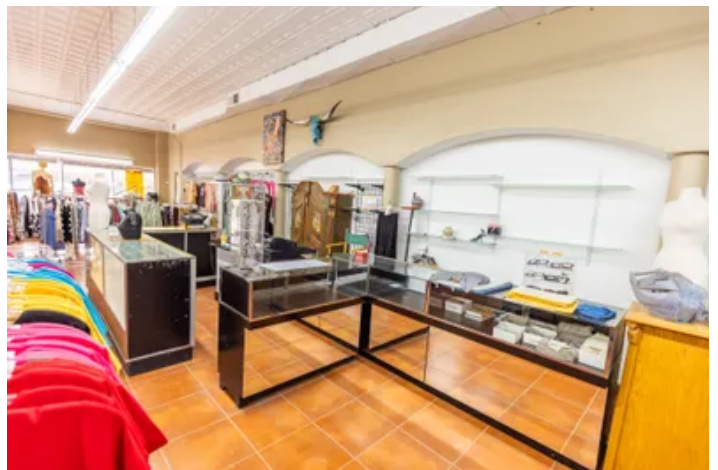
**PROPERTY DESCRIPTION**

Great Investment Property. Take advantage of the small towns coming back to life with this historic landmark. This building has huge potential, featuring 3 spaces or make into one large space. One space is operating and has been totally remodeled, the other two will need to be refurbished. The second story would make a great living area. With in walking distance to the Jones County Court House, perfectly situated in the downtown area. The potential is endless, retail, restaurant, or even lodging. The building is packed with character and boasts gorgeous architectural details throughout, including a antique freight elevator, adding to its timeless charm that has endless possibilities. This property features ample room throughout for storage of inventory or equipment. Don't miss out on this great property.

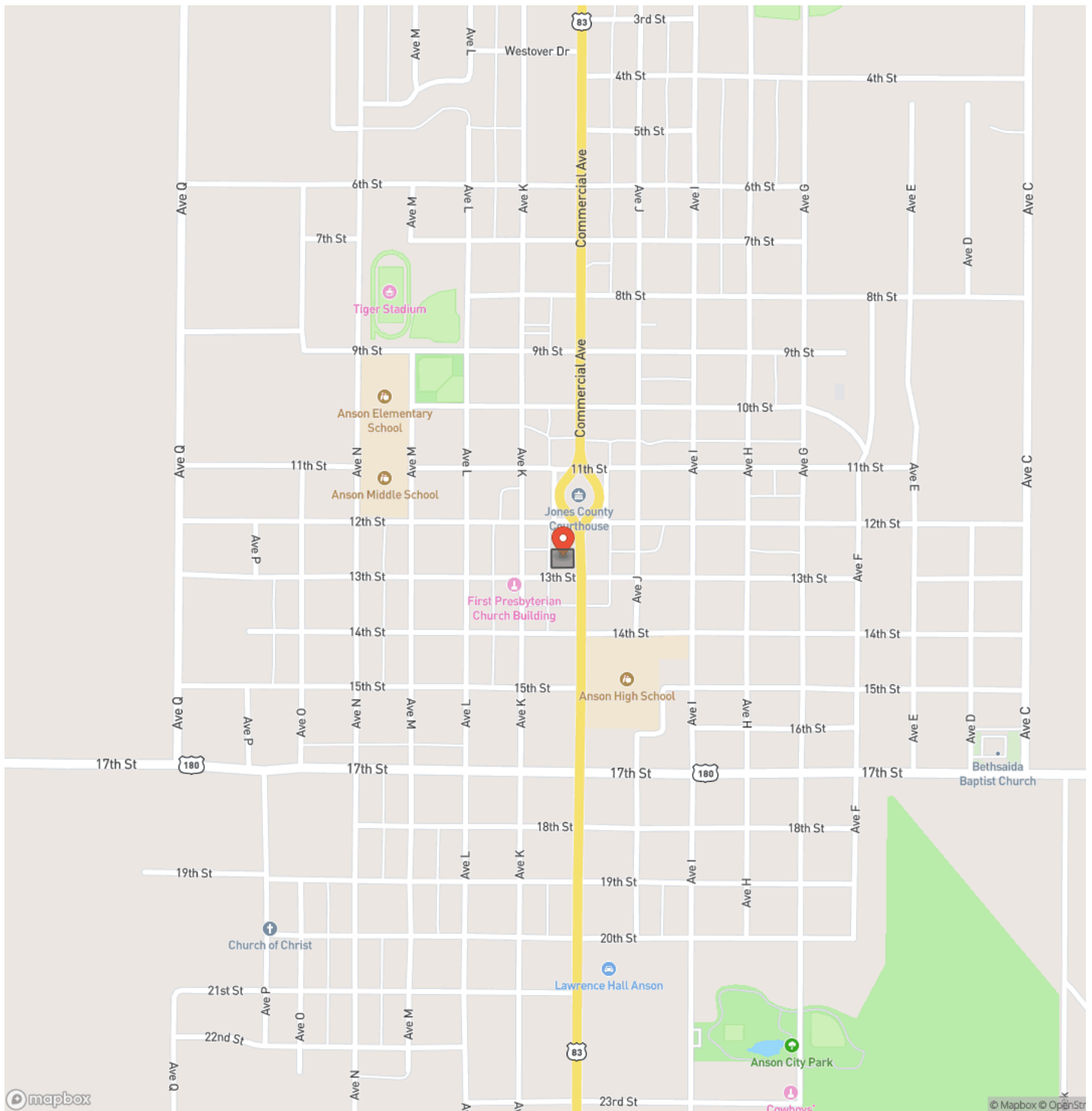




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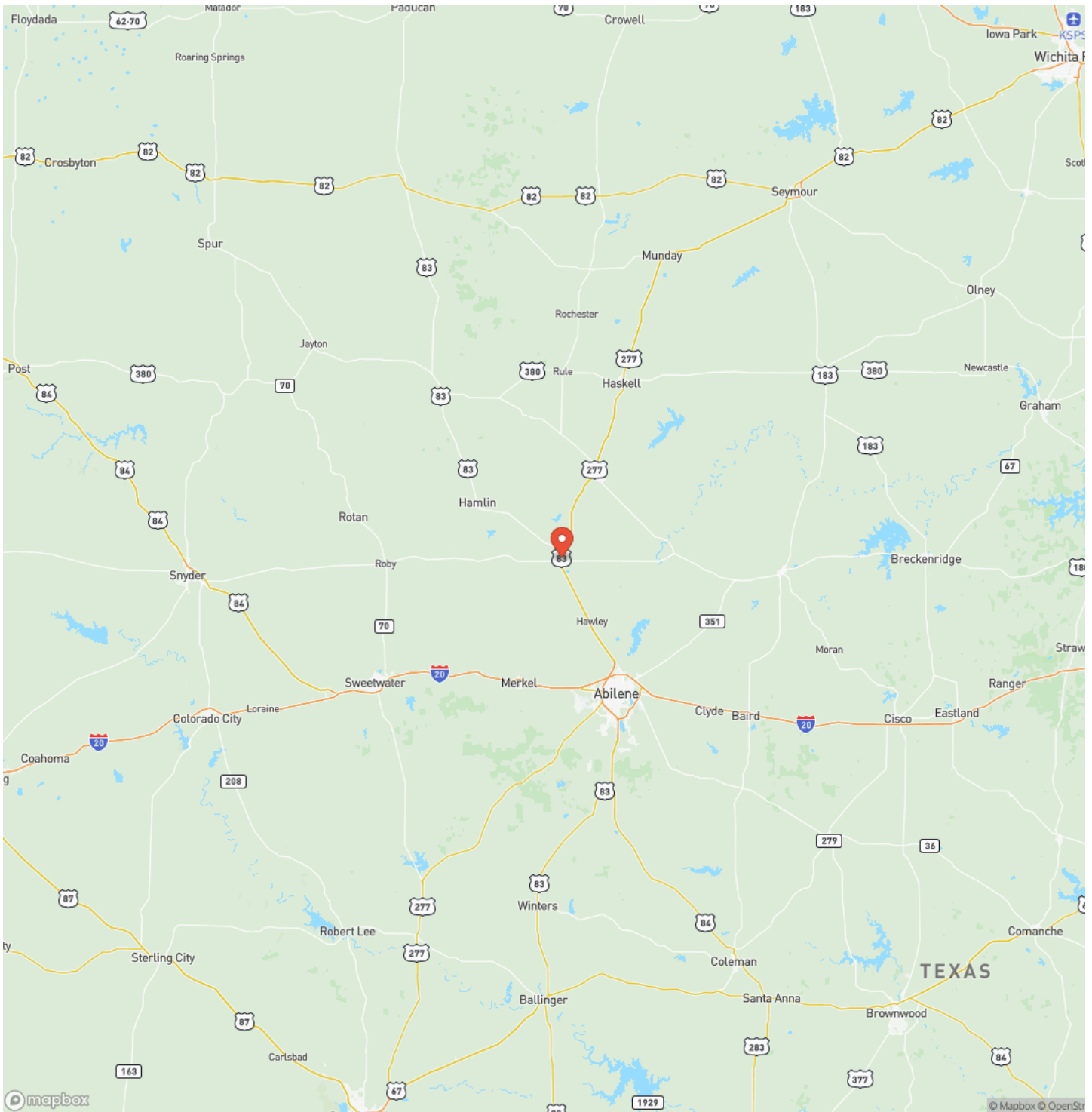


## Locator Map



1242 Commercial Avenue, Anson, Texas 79501  
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## Locator Map





## Satellite Map



**1242 Commercial Avenue, Anson, Texas 79501**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jill Hogg

## Mobile

(254) 592-4443

## Office

(940) 320-9181

## Email

jill@ranchmanproperties.com

**Address**

## City / State / Zip

## NOTES





## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Ranchman Properties**  
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[RanchmanProperties.com](http://RanchmanProperties.com)

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