

Smokesmith
420 S. Commercial Ave
Coleman, TX 76834

\$995,000
0.17± Acres
Coleman County



Smokesmith
Coleman, TX / Coleman County

SUMMARY

Address

420 S. Commercial Ave

City, State Zip

Coleman, TX 76834

County

Coleman County

Type

Commercial, Business Opportunity

Latitude / Longitude

31.827372 / -99.423278

Acreage

0.17

Price

\$995,000

Property Website

<https://liveoakrealtors.com/property/smokesmith/coleman/texas/98446/>

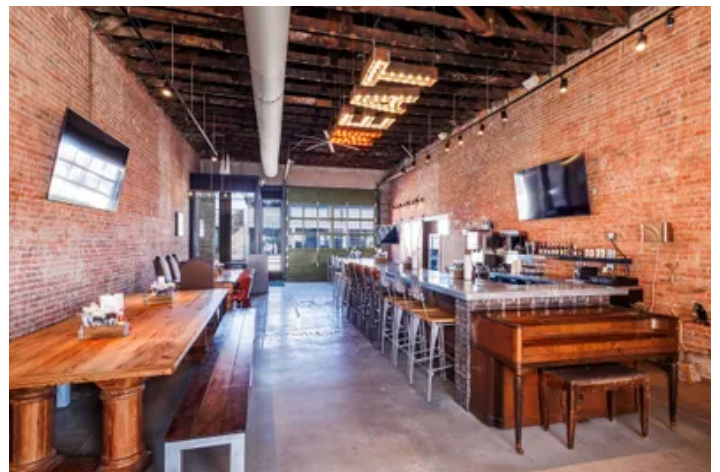


PROPERTY DESCRIPTION

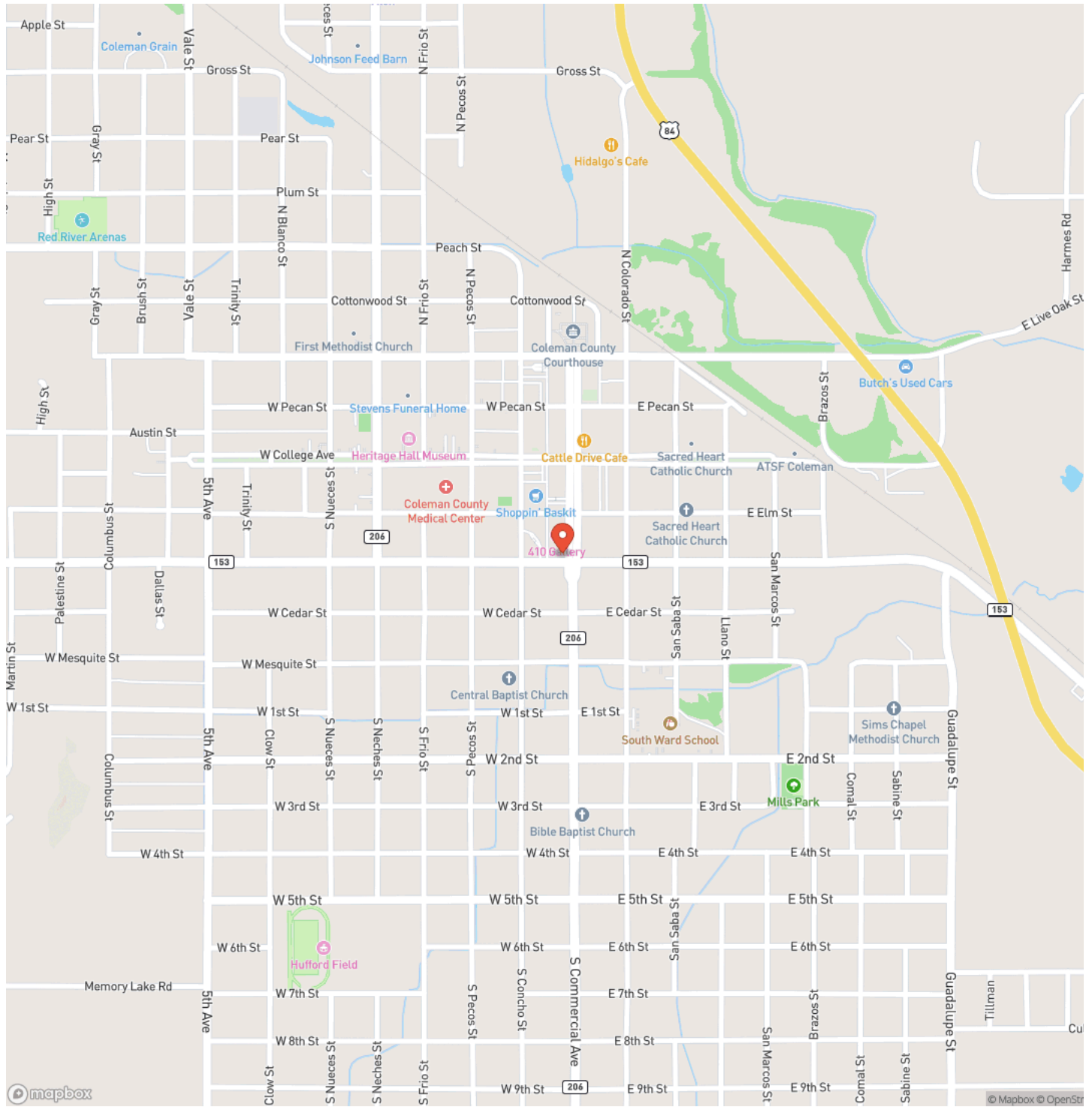
Discover an exceptional opportunity to own a premier dining destination in the heart of downtown Coleman, Texas. Smokesmith BBQ blends upscale Texas charm with refined culinary appeal, offering a turnkey operation for investors or restaurateurs seeking a standout property in a thriving small town market. Situated on a prominent, high visibility corner, the building features a striking exterior presence and ample parking out front, welcoming both locals and travelers. Inside, guests are greeted by a warm, contemporary design that elevates the classic Texas smokehouse experience-rich wood accents, polished concrete floors, custom lighting, and thoughtfully curated decor that creates an inviting yet sophisticated atmosphere. The spacious dining room accommodates large parties and intimate gatherings alike, while the bar area provides an ideal setting for craft cocktails, local brews, and pre-dinner socializing. A fully equipped commercial kitchen-complete with state-of-the-art smokers, prep stations, and high-capacity refrigeration-supports high-volume service and specialty BBQ production. There is potential to further develop an outdoor seating area into an open-air environment perfect for dining, as well as an intimate live music setting that could help generate additional income. With its prime location, upscale build-out, and reputation-ready layout, this property is perfectly positioned to become Coleman's next landmark dining establishment. Whether continuing the BBQ tradition or introducing a new culinary concept, the possibilities are as bold as Texas itself!

All information contained herein is believed to be true & accurate to the best of our knowledge. Liveoak does not make any warranty, either express or implied, as to these statements, but has done our best to verify the above information. Liveoak cooperates fully with other Brokers/Realtors as buyer's representatives. However, buyer's Agents/Brokers must be present from the initial showing forward, or other arrangements made directly with the Listing Agent, to participate in compensation. If buyer's Agents/Brokers are not present from the initial showing forward, compensation will be at the full discretion of Liveoak and may be determined on a case by case basis.

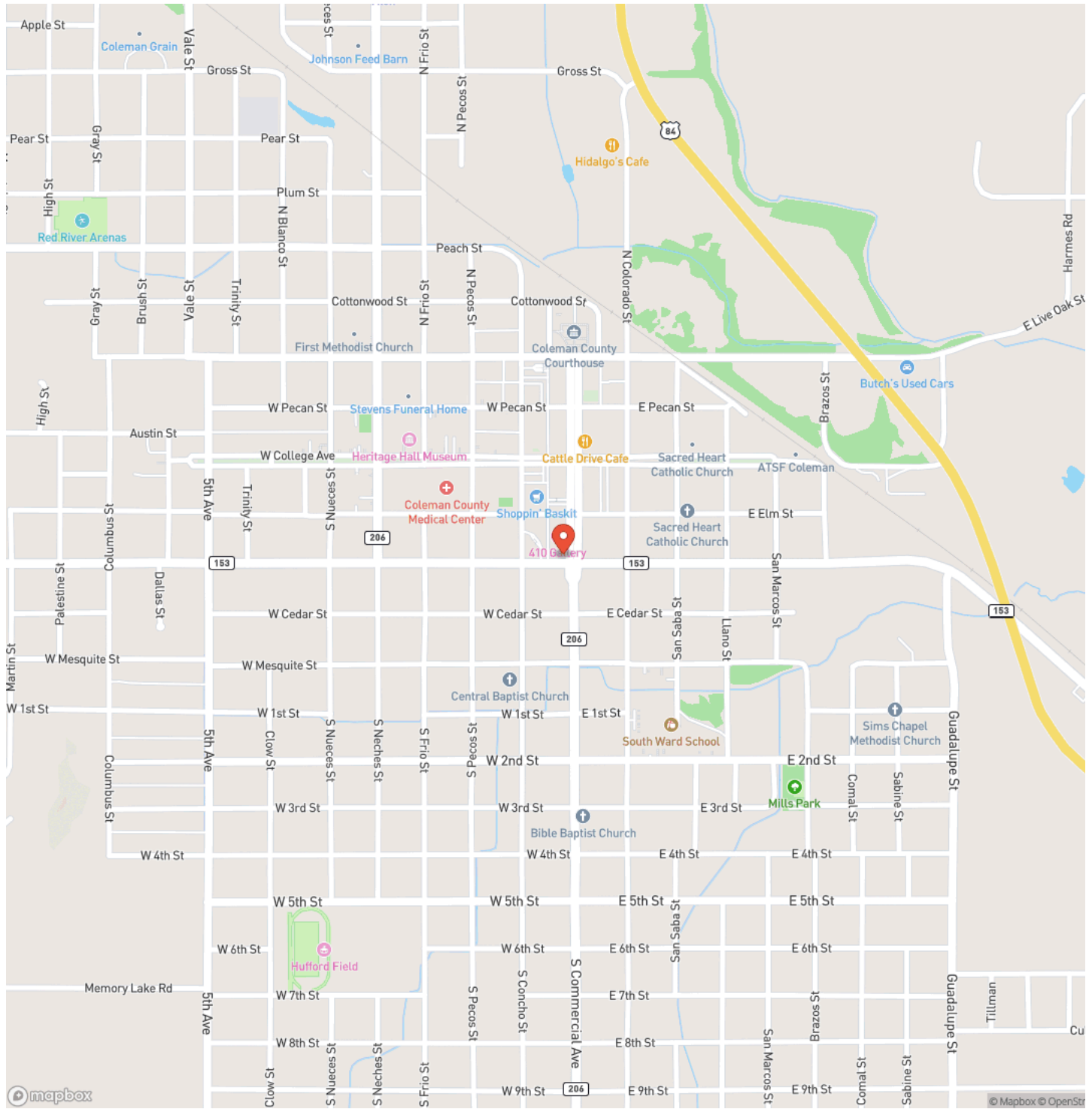
Smokesmith
Coleman, TX / Coleman County



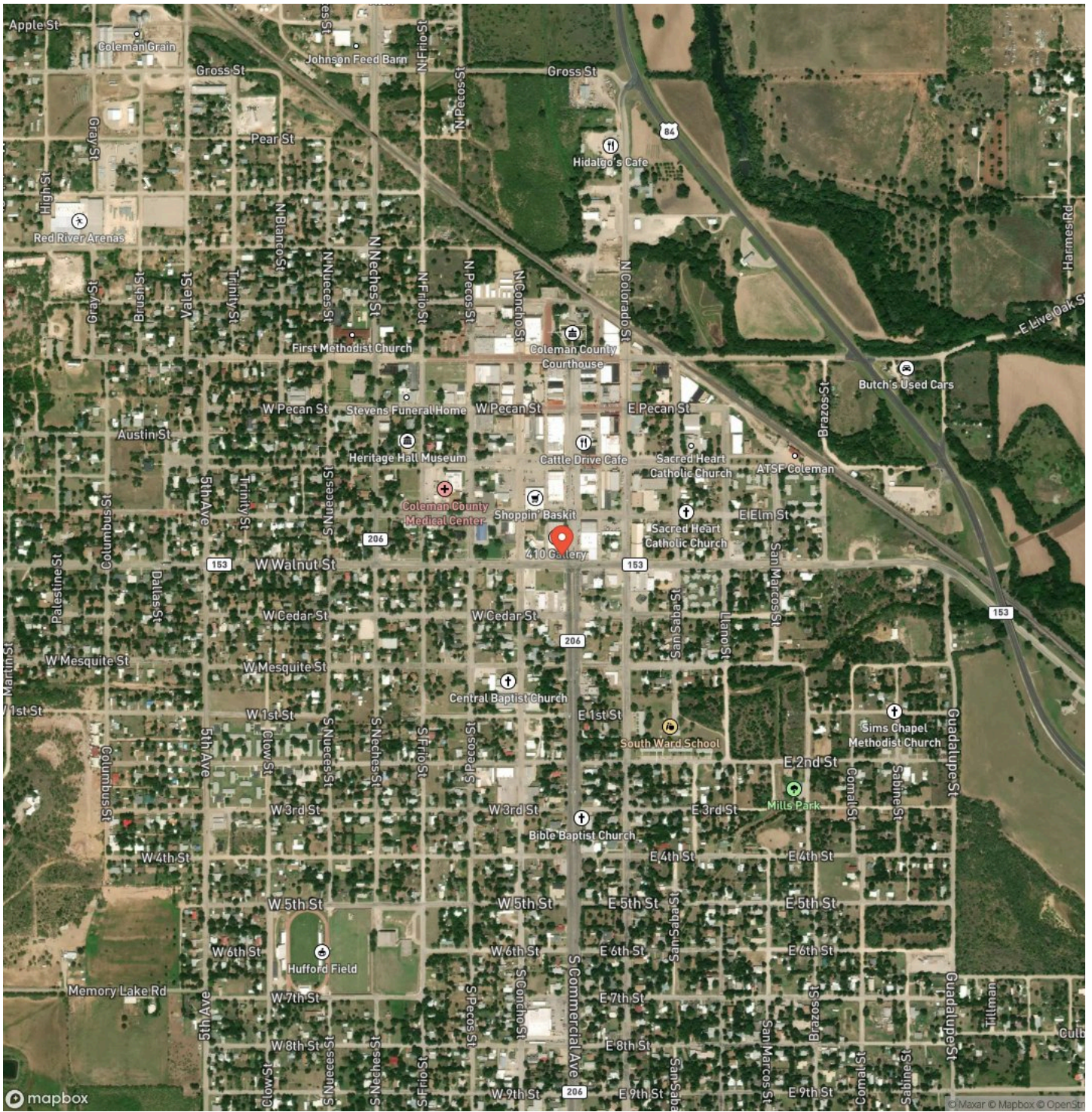
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

All information contained herein is believed to be true & accurate to the best of our knowledge. Liveoak does not make any warranty, either express or implied, as to these statements, but has done our best to verify the above information. Liveoak cooperates fully with other Brokers/Realtors as buyer's representatives. However, buyer's Agents/Brokers must be present from the initial showing forward, or other arrangements made directly with the Listing Agent, to participate in compensation. If buyer's Agents/Brokers are not present from the initial showing forward, compensation will be at the full discretion of Liveoak and may be determined on a case by case basis.



Liveoak Land & Real Estate
1815 S Commercial Ave
Coleman, TX 76834
(325) 625-4181
<https://www.liveoakrealtors.com/>

