

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

Dwelling Square Feet

4,275

Acreage

0.17

Price

\$995,000

Property Website

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



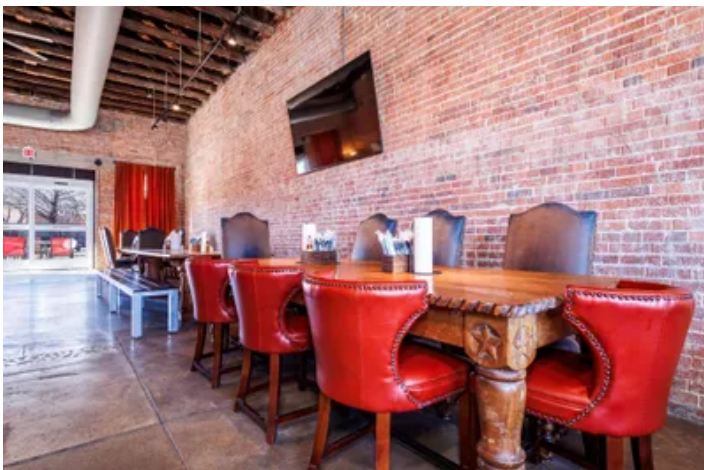
PROPERTY DESCRIPTION

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 décor 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!

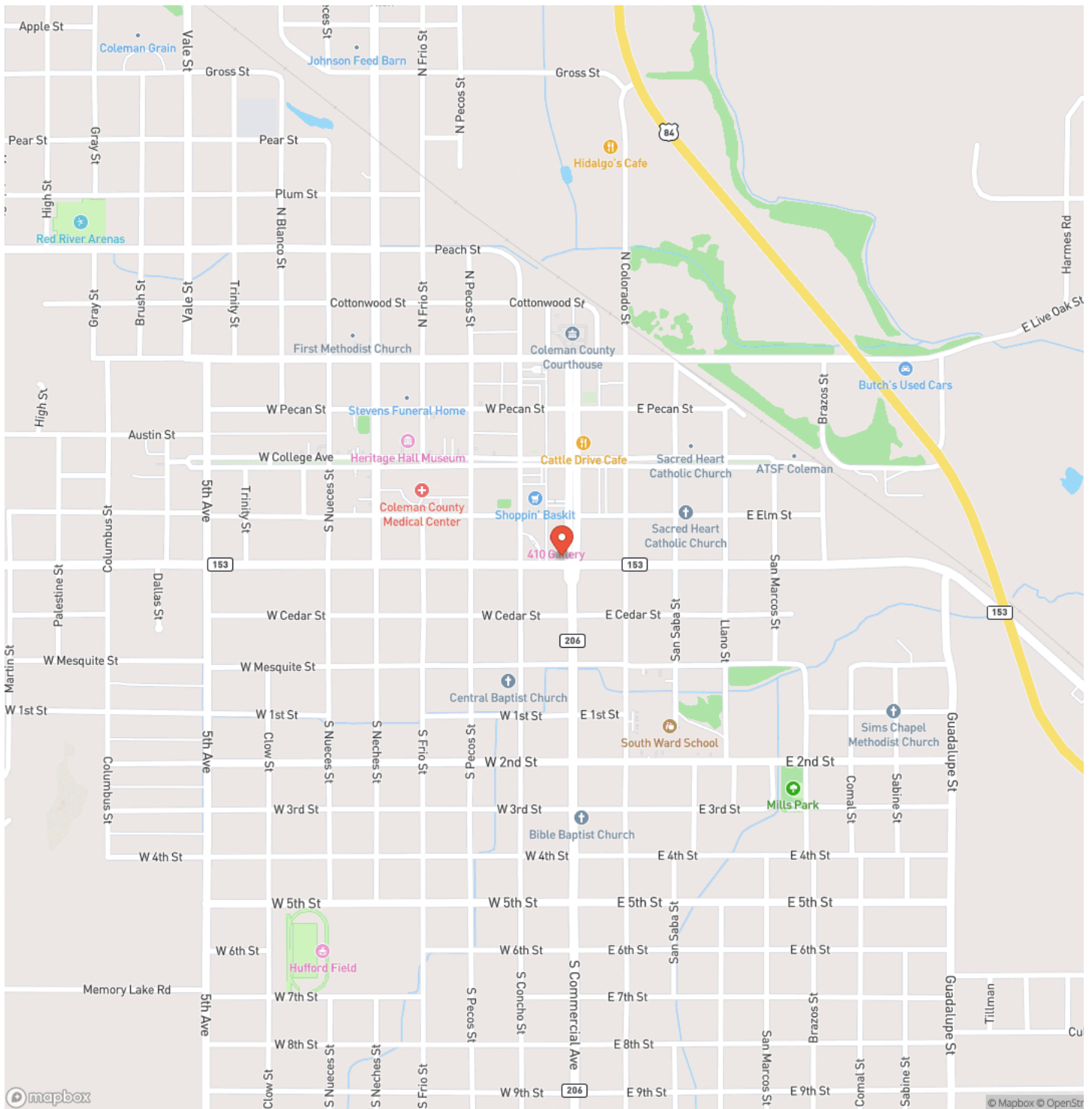
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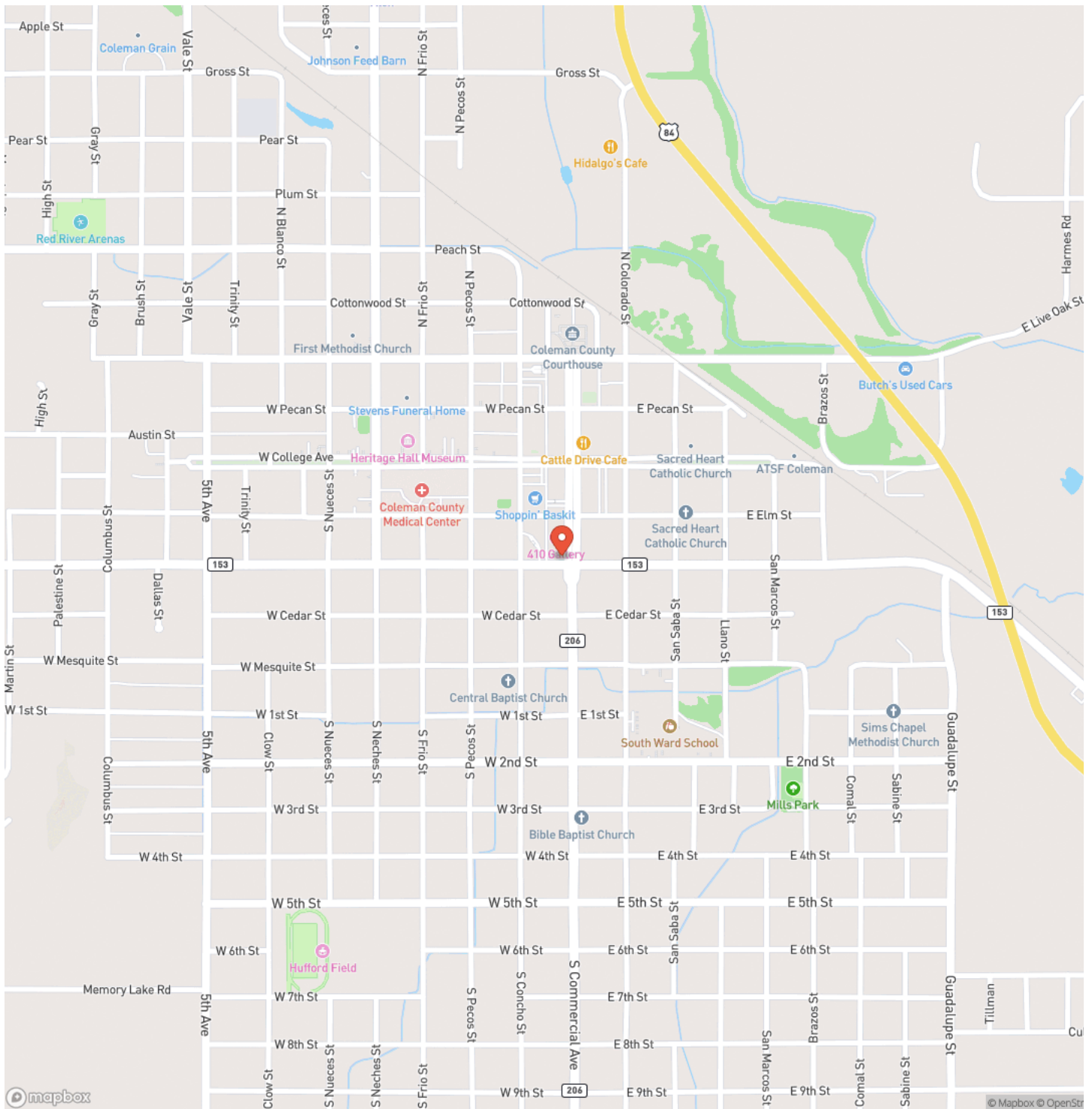
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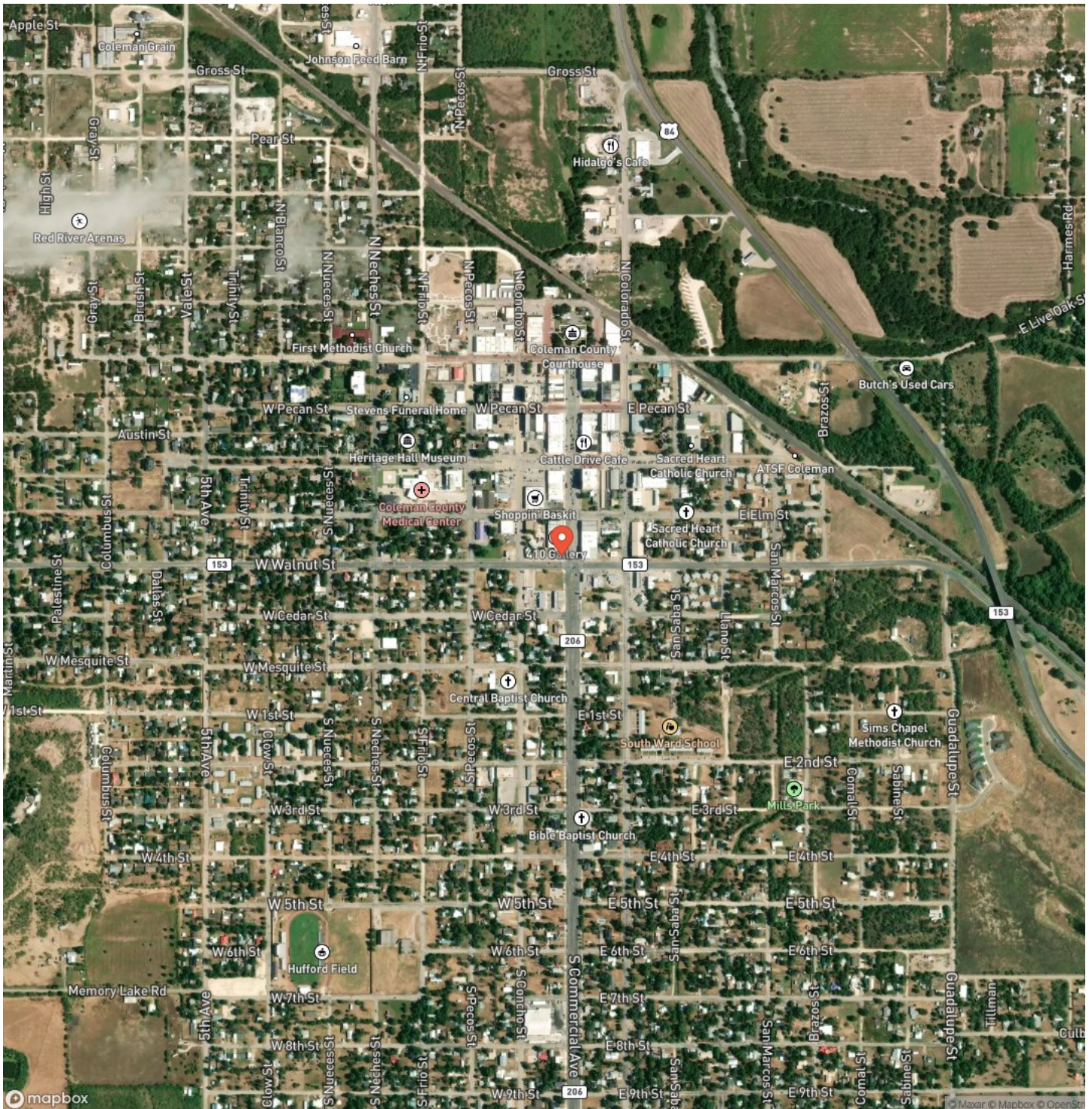
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Marsha Spinks

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(817) 964-0986

Office

(325) 625-4181

Email

marsha@liveoakrealtors.com

Address

1815 S. Commercial Avenue

City / State / Zip

Coleman, TX 76834

NOTES

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This image shows a single sheet of white paper with horizontal blue 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.



<https://www.liveoakrealtors.com/>

DISCLAIMERS

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