



BIRDSEY
GROUP

503 North Main Street, Borger, TX 79007 – Mixed Use – 11,800 square feet



Auction Opportunity: Historic Retail Building in Downtown Borger, TX
503 N Main St, Borger, TX

Don't miss this rare opportunity to own a piece of history in the heart of downtown Borger, Texas! This historically designated retail building offers incredible potential for both investors and owner-occupiers alike.

Property Overview:

- **Address:** 503 N Main St, Borger, TX
- **Building Size:** 11,800 sq. ft.
- **Lot Size:** 0.14 acres
- **Year Built:** 1926
- **Original Use:** Bailey Clothing Store

- **Previous Use:** Fully-equipped Coffee House

This stunning, multi-use building was originally the Bailey Clothing Store, a cornerstone of the downtown Borger retail scene since 1926. With its historical charm and central location, this property presents a wealth of possibilities for a variety of commercial ventures, from retail to office space or a café. It's the ideal opportunity for a visionary investor or an owner-occupier looking to capitalize on a prime, walkable location with deep roots in the community.

Property Highlights:

- **Historical Designation:** Located in the heart of downtown Borger, the property's status as a historically designated building adds character and offers potential for tax incentives or preservation grants.
- **Interior Features:** The building boasts beautiful hardwood floors throughout, a spacious open floor plan, and abundant natural light, providing a versatile layout for any type of business.
- **Climate-Controlled Basement:** The property includes a fully climate-controlled basement, perfect for storage or additional rental space. This unique feature offers the potential for extra income, making it an even more attractive investment opportunity.
- **Electric Escalator:** The basement is accessed by the first electric escalator ever installed in Texas, offering a unique historical touch and an eye-catching feature that can serve as a talking point for future tenants or customers.

Investment Potential:

- This vacant property presents an excellent opportunity for either an owner-occupier seeking to establish their business in a historic building or an investor looking to add a high-potential property to their portfolio.
- With a prime location and flexible space, the building can be adapted for a variety of uses, from retail and dining to office space or creative ventures.
- The basement's climate-controlled space offers an additional revenue stream through rental opportunities, increasing the property's potential return on investment.
- Located in the bustling downtown area, the property enjoys high visibility and foot traffic, enhancing its appeal for commercial tenants and businesses.

Property Taxes:

2024 Total Taxes = \$2,688.53 | 2024 Assessed Value = \$95,280