

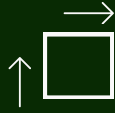


141 S COURTHOUSE SQ
HISTORIC GOLIAD TEXAS





\$500,000



3,486 Sq. Ft



1903

Built in 1903 as a hardware store, 141 S Courthouse Square has served the residents and visitors of Goliad as a restaurant for the past several decades. This stunning building has been updated enough for all things modern while keeping its historical integrity. From the wood floors and updated fixtures to the intricate ceiling tiles, the details are abundant.

The open dining area hosts 14 tables with 4 seats, 4 tables with 6 seats and two large leather booths, two counters and a stunning full-service bar. A full-service kitchen offers plenty of room for preparation and appliances. An additional area can be used for more seating, private room or storage.

The current owner will retain all the current prints, canvas art, LaBahia flag and Goliad signage that is in the building. If the buyer chooses to owner finance, these items will remain on loan. Some kitchen items will be excluded.

Seller is open to owner financing.





Welcome to

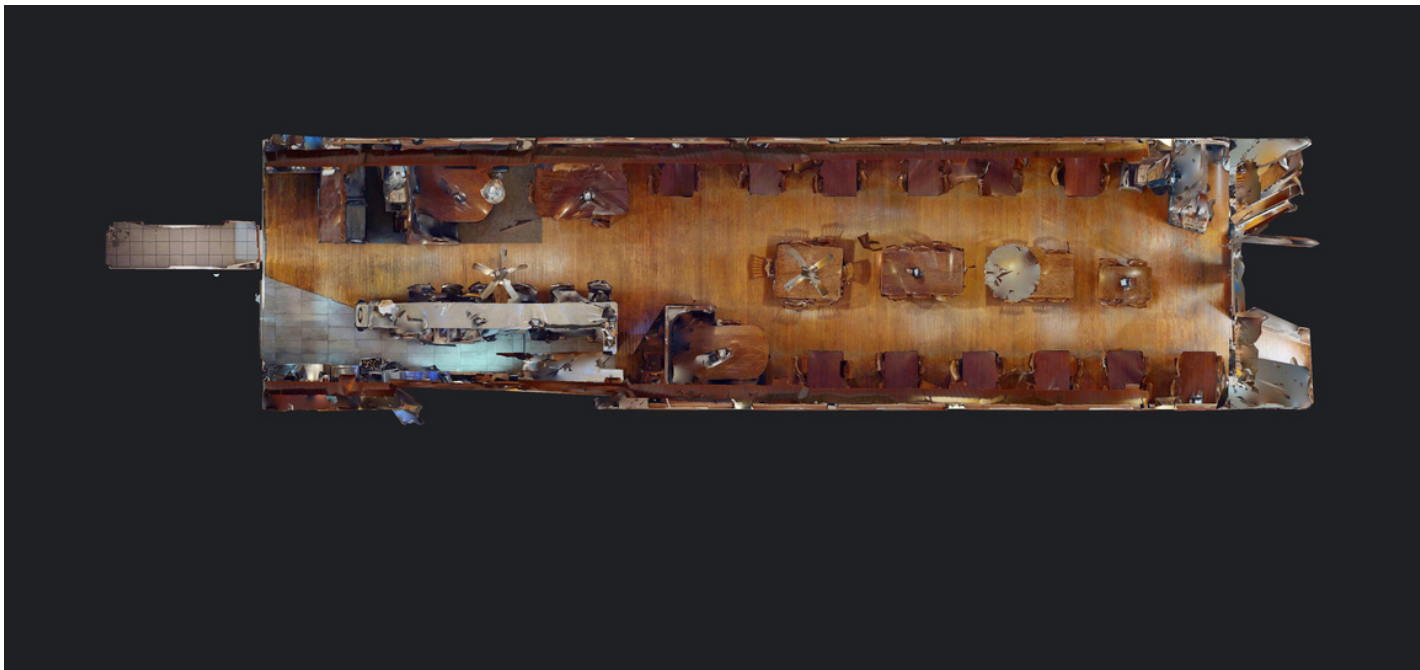
141 S COURTHOUSE SQ

- Built in 1903
- Registered as historical
- 2,273 sq ft – Restaurant
- 1,213 sq ft – Apartment in back
- Updated in 2013
- Floor updated | Replaced all old pier and beam in places
- Updated A/C ducts
- Updated kitchen
- Updated bathroom
- Updated office
- Stunning full-service bar added
- Seating updated – leather booths added
- Front counter
- Additional area for storage or additional seating
- Storage closet
- Updated light fixtures
- Wood details throughout
- Original ceiling
- 1,213 sq ft – Apartment in back
- 2 bedroom | 1 bath upstairs
- Living area and bath downstairs
- Zero lot line



LAYOUT

TAKE A TOUR



DINING *front*



DINING *seating*

14 tables with 4 seats, 4 tables with 6 seats and two large leather booths



BAR



BAR



KITCHEN



KITCHEN

**Kitchen items to be excluded will be shown at time of negotiation/offer



PRIVATE DINING

Can be used as additional dining, private/party space, reserved dining or storage.



ATTACHED APARTMENT

- 2 Bedrooms
- 1 full bath
- Living space
- Access from back
- Back parking





EXCLUSIONS & RETAINMENT

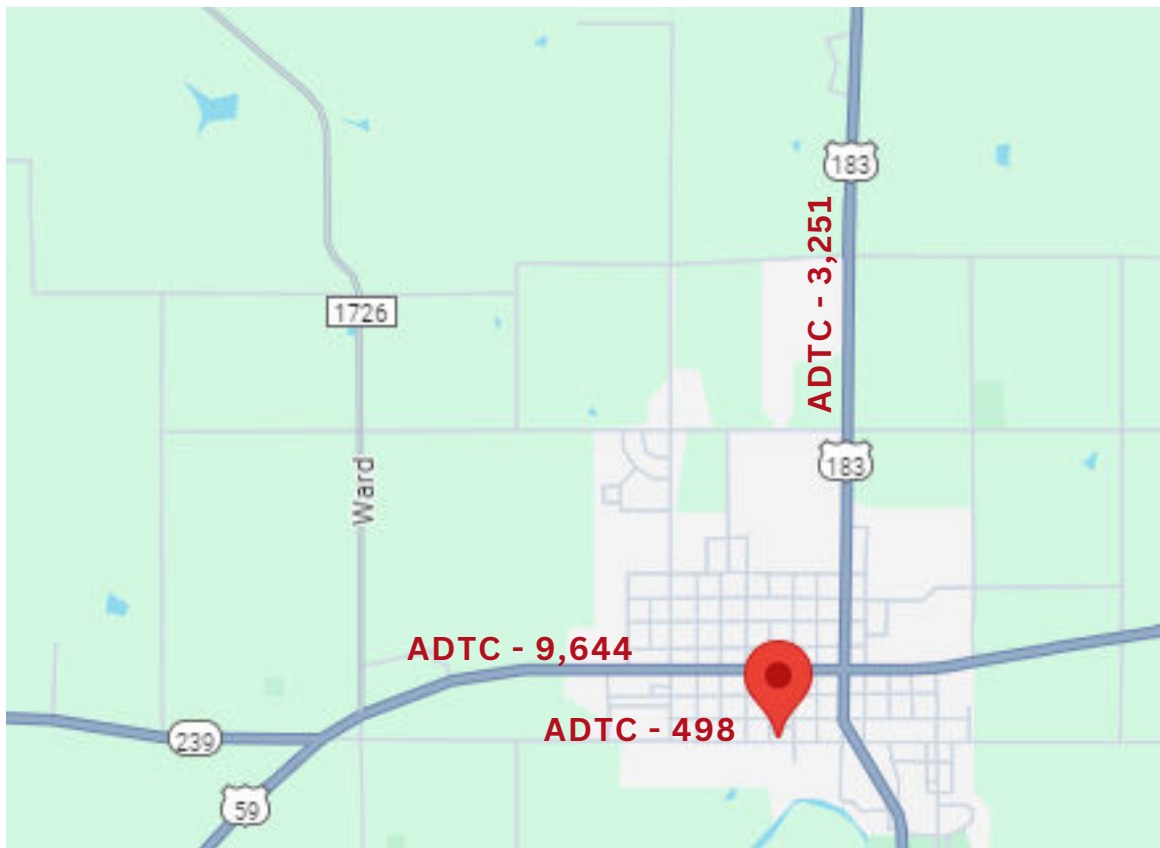
ARTWORK WILL BE RETAINED BY OWNER
allowed to use if owner financed

- Framed “Bloody Arm” Flag that flew over the LaBahia (one of only 12 in existence)
- Goliad Tigers and GT signs
- Series of canvas photos of buildings on the Goliad Square from the early 1900’s
- Series of historic Goliad missions and structures



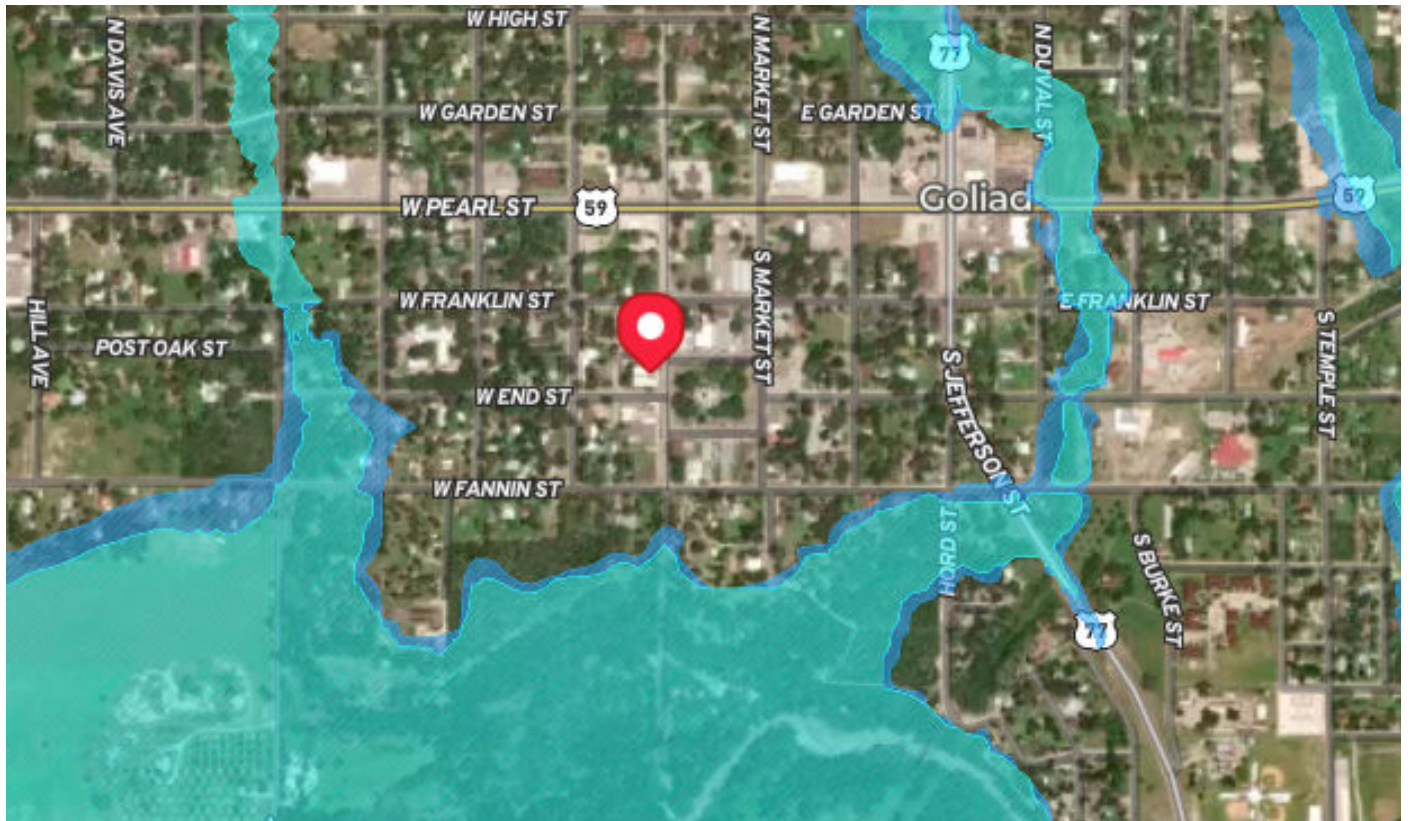
Map | Traffic Count

- Daily Traffic Counts on Courthouse Sq - 498
- Daily Traffic counts on Hwy 59/TX-239 - 9,644
- Daily Traffic counts on Hwy 183 - 3,251



*Traffic count information is provided by the TPP District Traffic Web Viewer and displays the TxDOT TPP Statewide Annual Average Daily Traffic (AADT) through year 2022.

Flood Plain



*Flood maps show how likely it is for an area to flood. Any place with a 1% chance or higher chance of experiencing a flood each year is considered to have a high risk. Those areas have at least a one-in-four chance of flooding during a 30-year mortgage.



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