

# CENTURY 21<sup>®</sup>

Judge Fite Company



101 N ELM STREET

HICO, TX 76457



\$2,950,000



11,000 sqft

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## DESCRIPTION

A Rare Opportunity in Historic Hico Texas on a corner lot in downtown. Hico Mercantile stands as one of the premier destinations in downtown Hico, offering a powerful combination of a proven business, an iconic property, and a loyal customer base. This is a thriving, fully functioning operation, now available for a planned transition to the next owner who will carry its growth forward. This offering includes: The Business: A strong, established retail operation supported by long-standing vendor relationships and diverse shopping experiences. Intellectual Property: Recognized branding, established marketing channels, and a loyal, engaged following. Real Estate: The historic 1895 Opera House building, one of the most significant architectural landmarks in downtown Hico. Why Hico Mercantile Is Unmatched A historic property in the heart of downtown Hico with exceptional character and visibility. A stable, profitable business with consistent sales history and repeat customers. A large and loyal customer base amplified by a growing social media presence. Annual events that drive dependable traffic and sustained community engagement. A curated vendor mix that keeps the shopping experience fresh, unique, and in high demand. Long-standing vendor partnerships providing consistency, collaboration, and predictable revenue. A proven revenue model blending both rental income and commission streams. This is not a distressed sale. The Mercantile is thriving today and positioned for continued expansion. Opportunities like this do not come available often, and serious buyers are encouraged to act quickly. Offered at \$2,950,000

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** Active  
**MLS:** 21121041  
**YEAR BUILT:** 1895  
**COUNTY:** Hamilton  
**TRACT OR SUBDIVIION:** Orig Hico  
**LIST DATE:** 12/02/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 11,000  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.16  
**LOT SIZE (SQFT):** 7,100

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Open
- OnStreet

### ROOF TYPE:

- Other

### SIDING:

- Brick
- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

### UTILITIES:

**LISTED BY:**  Jonathan Cook 

- SewerAvailable
- WaterAvailable

**PHONE:** 512.788.9495

**BROKERED BY:** Realty Of America, LLC

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated