

# FOR SALE



218-220 W Main  
St Denison Tx

## History



The State Theatre and Rockwell Buildings at 216–220 W Main are a cornerstone of downtown Denison, originally constructed in the late 1800s and evolving through multiple eras of use. The property gained prominence in 1913 as the Star Theater, once considered the city's premier entertainment venue, and later became part of the Interstate Theatre circuit in the 1930s, further cementing its role in Denison's entertainment scene. A major Art Moderne renovation in the 1940s, along with its association with the State Theatre Company, helped shape much of the building's present-day character. After decades of shifting uses, the property fell into disrepair before being structurally restored in the late 1990s, marking the beginning of its modern chapter. Since that time, it has been home to Homestead Winery and Ivanhoe Ale Works, establishing itself as a consistent destination for both locals and visitors. Today, the building stands as a strong example of adaptive reuse, blending preserved historic elements with modern functionality, and remains a recognizable anchor along Main Street with both cultural significance and long-term investment appeal.

# Brewery



## Brewery



## Property Information



- Two connected downtown buildings totaling approximately 9,000 SF
- Prime Main Street location with strong visibility and character
- Approx. 6,000 SF open warehouse-style space with flexible layout potential
- Approx. 3,000 SF hospitality-style space with existing bar and dining area
- Commercial kitchen already in place
- Two restrooms
- Unfinished loft space above restaurant area with future buildout potential
- Existing brewery / entertainment infrastructure lends itself well to hospitality or adaptive reuse concepts
- Ideal for restaurant, brewpub, event venue, entertainment, retail, or mixed-use redevelopment
- Unique opportunity to acquire a character-driven Main Street asset with operational infrastructure already in place

**Asking Price \$1.2m**

# Brewery



## Tasting Room & Wine Bar



## Dining Room



# Kitchen



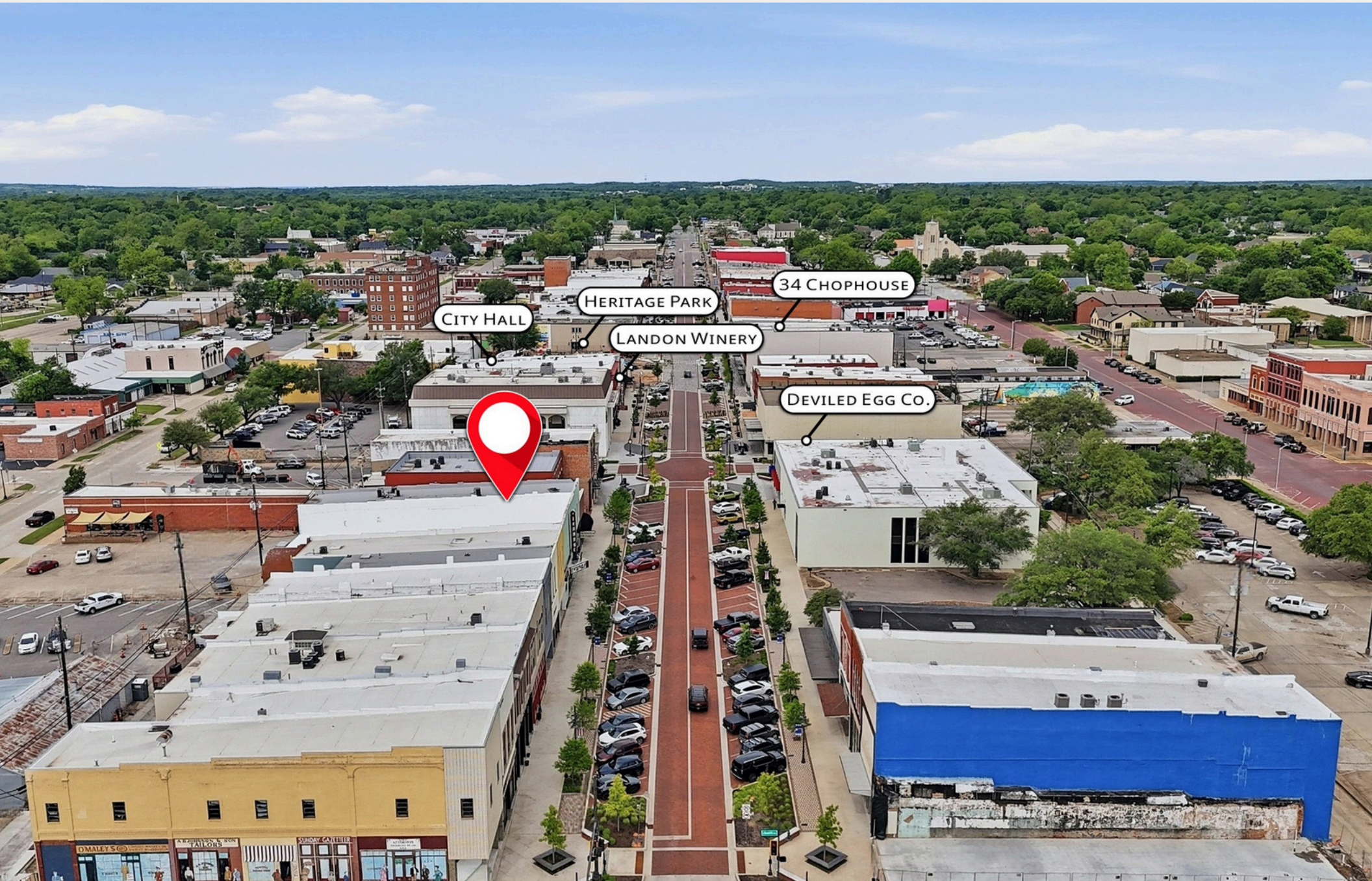
# Kitchen



# Looking South East



# Looking West down Main Street



FOR SALE

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COMMERCIAL REAL ESTATE

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**DISCLAIMER**

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_