HISTORIC REDEVELOPMENT OPPORTUNITY

Mount Vernon, TEXAS

The Wells Lamont Glove Factory

TEXAS HISTORICAL COMMISSION
real places telling real stories

Strategically located off I30 between Dallas and Texarkana, this 1950s industrial gem is available now for light industrial or future mixed-use redevelopment.

THE OPPORTUNITY

Known as the "Glove Factory," the building's stunning industrial architecture, large lot, proximity to a quintessential East Texas courthouse square, and existing weekend get-away culture for the DFW area combine to create a unique opportunity for the right investor.

Interior view of the historic factory.

OVERVIEW

The Glove Factory is currently available for sale and a priority property for downtown redevelopment.

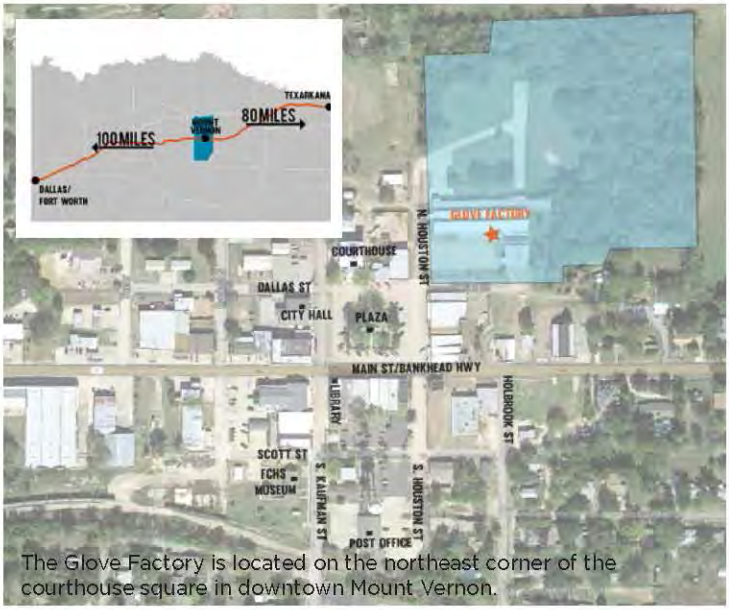
LOCATION:
204 N. Houston Street
Mount Vernon, Texas

SQUARE FOOTAGE:
28,000 square feet

AVAILABILITY:
For sale at $279,000.

INCENTIVES: Available via Chapter 380 development agreement; Potential eligibility for historic tax credits; Priority site for downtown redevelopment.

ZONING: Light industrial, rezoning for mixed use possible.



The Glove Factory is located on the northeast corner of the courthouse square in downtown Mount Vernon.

Franklin County Courthouse, Mount Vernon.

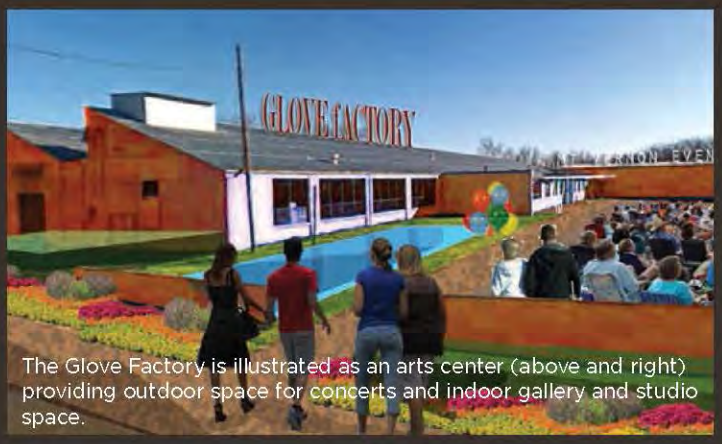
COMMUNITY PROFILE

City Population	2,668
Median Age	32
Educational Attainment: Percent high school graduate or higher	80.40%
Total Housing Units	1,113
Median Household Income	$39,519
Individuals Below Poverty Line	29.70%

MARKET POTENTIAL

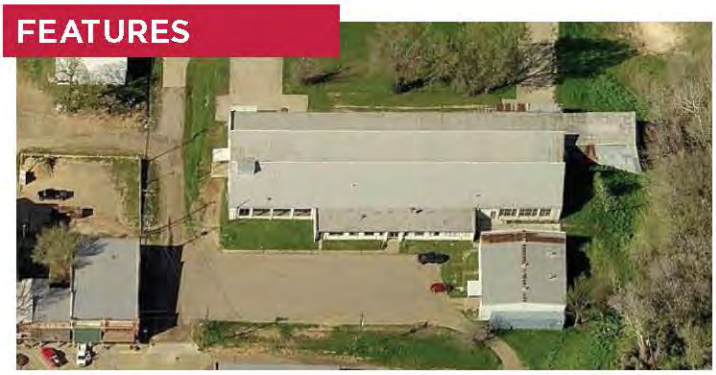
MOUNT VERNON RETAIL TRADE AREA, 2014	
City population	2,678
Population growth within 25 mile radius (2000-2014)	14.48%
Population 15 mile radius	27,743
Average household income 15 mile radius	$62,772
Average age 15 mile radius	39.9
Workplace population 15 mile radius	4,581
Average sale price	
Lakefront Property on Lake Cypress Springs	$484,000
Interstate 30 and Hwy. 37	
Intersection traffic count	26,000+ per day
Number of colleges within 60 mile radius	7

Source: Mount Vernon Economic Development Corporation



The Glove Factory is illustrated as an arts center (above and right) providing outdoor space for concerts and indoor gallery and studio space.

FEATURES



The Glove Factory is located across the street from the charming courthouse square. It features:

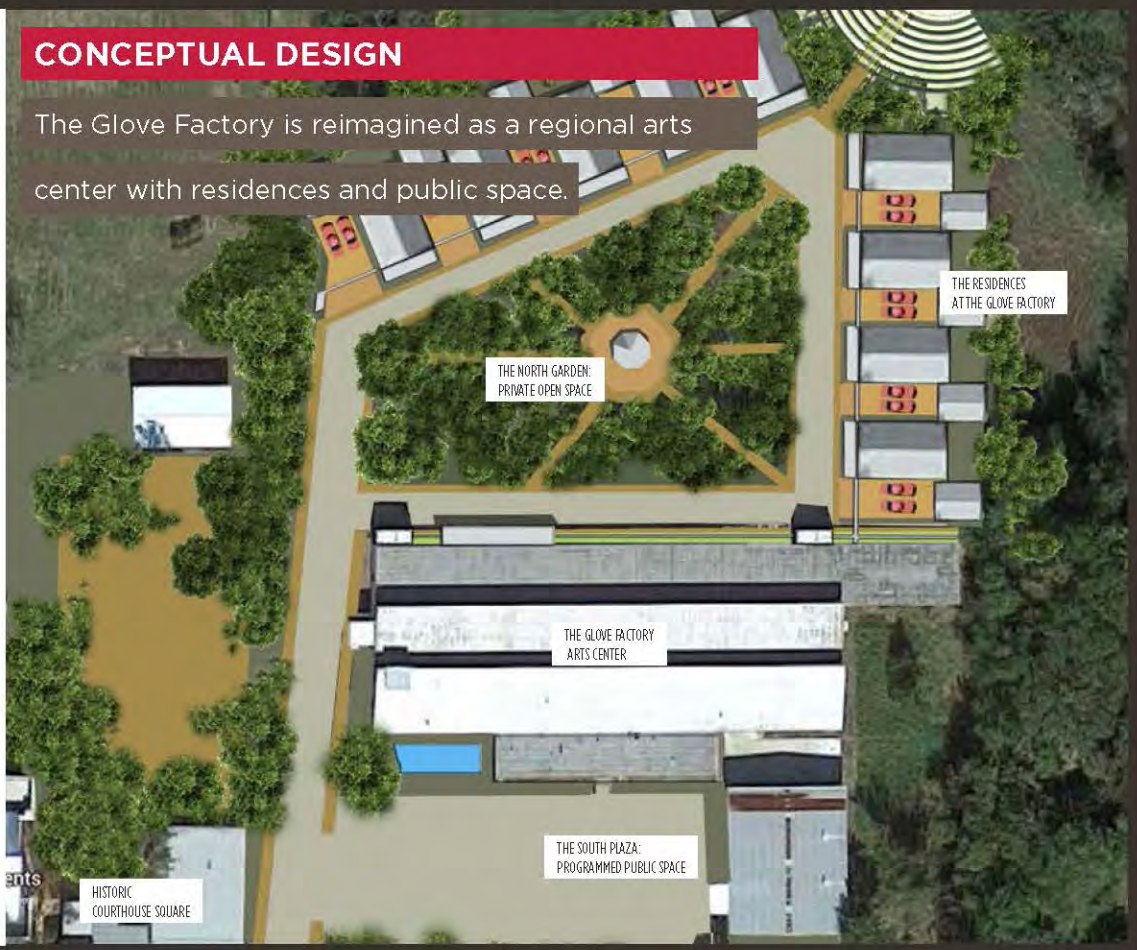
- Incredible saw tooth inspired roof line and dramatic windows
- 28,000 sq ft in the main building; 6,000 sq ft in newer warehouse
- Approximately 11 acres of land
- 15,000 sq ft asphalt parking area
- Recent office area improvements for tenant

CONTACT INFO

LOCAL CONTACT
Carolyn Teague
cteague@comvtx.com
903-537-4070

Produced for Mount Vernon Main Street by the Texas Historical Commission's Town Square Initiative.
To learn more, please visit www.thc.state.tx.us

TEXAS HISTORICAL COMMISSION
real places telling real stories
www.thc.state.tx.us

CONCEPTUAL DESIGN

The Glove Factory is reimagined as a regional arts center with residences and public space.