



211

4TH STREET
LOMETA | TX



FOR SALE

FREESTANDING BUILDING

PROPERTY HIGHLIGHTS

- Purchase Price \$1,641,773
- Annual Rent \$102,611
- Cap Rate 6.25%
- April 30, 2015 Rent Commencement/Expiration
- 15 Year Absolute NNN - Zero LL Responsibilities Lease Term
- Six (6) - 5 Year Renewal Options; Automatic Renewals
- Every 3 Years Based on CPI (Max. 6%) Rent Increase
- Family Dollar, Inc. Corporate Guarantee Lease Guarantor

FOR MORE INFORMATION PLEASE CONTACT:

KENNETH HULBERT

EXECUTIVE VICE PRESIDENT

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CADRE #00664146

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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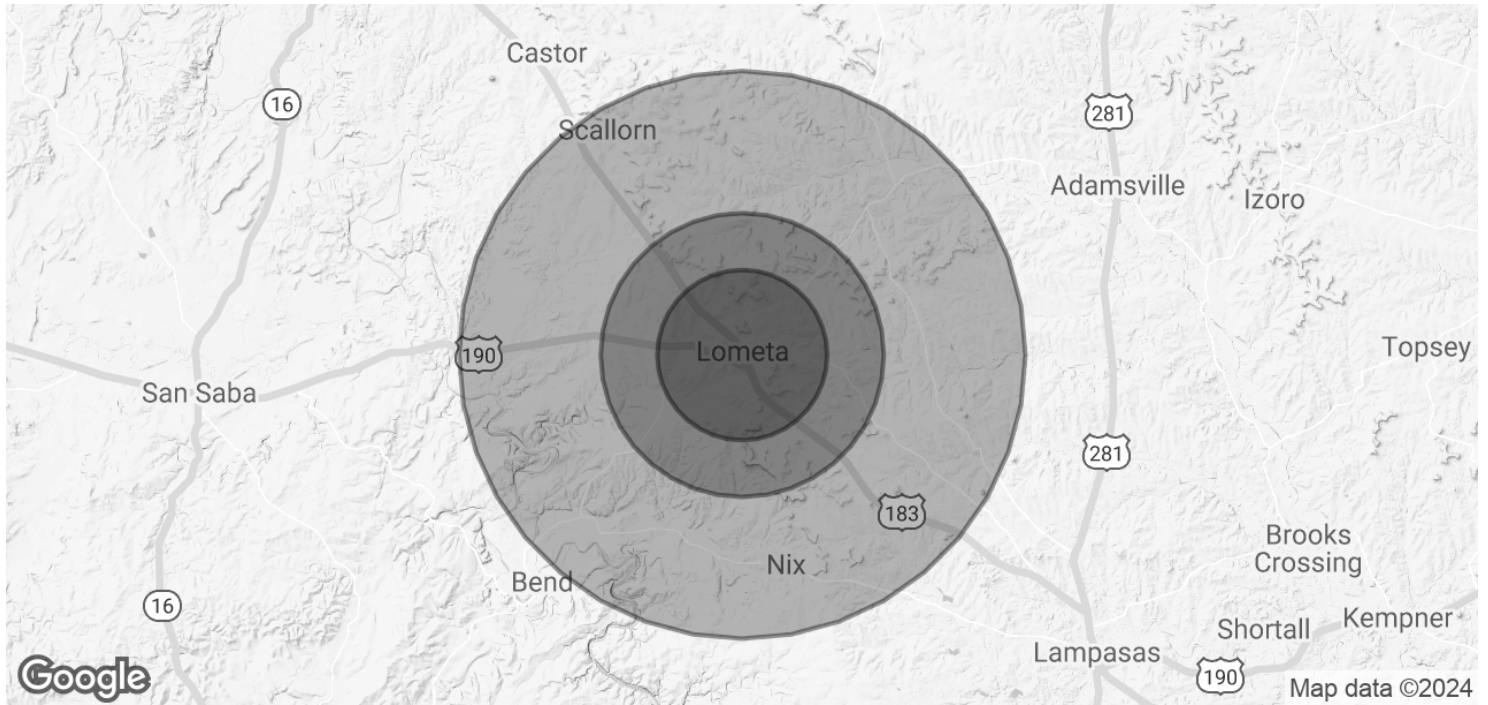
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	364	432	692
# of persons per HH	2.7	2.6	2.5
Average HH income	\$61,974	\$63,189	\$69,262
Average house value	\$87,814	\$106,383	\$174,536

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
E Railway St.	4th St. SW	726	2022	0.04 mi
West Elm St.	4th St. SW	664	2020	0.04 mi
4th St.	W San Saba ST. NW	4,121	2022	0.05 mi

* Traffic Count data derived from CoStar

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