

2194 Seaborn Road, Ponder, Texas 76259

MLS#: 20737144 **N Active**
Property Type: Commercial Sale

2194 Seaborn Road Ponder, TX 76259-8814
SubType: Business

LP: \$1,500,000
OLP: \$1,500,000

Recent: 09/24/2024 : **NEW**



Low LP:		\$/Gr SqFt:	\$6.89
Subdivision:	East Ponder Estates		
County:	Denton		
Country:	United States		
Parcel ID:	R78564		
Lot: 5	Block: 2	Plan Dvlpm:	
Legal:	EAST PONDER ESTATES BLK 2 LOT 5 ACRES 5.000 A		
Unexmpt Tx:	\$8,591	MultiPrcl:	No
Spcl Tax Auth:		MUD Dst:	No
		PID:	No
Bldg SF:	2,128/Assessor	Gross SqFt:	217,800
Yr Built:	1983/Assessor/Preowned	Zoning:	Commercial, County
Apprsr:		Mult Zone:	Yes
Lot SqFt:	217,800/Assessor	# Units:	174
Lot Dim:	227x1036	Acres:	5.000
Adult Community:		#Stories:	1
Will Subdiv:			

General Information

Business Name:	Ponder Park-It-All	Min Lse Rt (SF/MO):		Max Lse Rt (SF/MO):	
Gross Income:	\$177,120	Leasable SqFt:	141,520	Avg Monthly Lease:	
Net Income:	\$161,150	Leasable Space:	174	Spaces Leased:	20
Annual Expenses:	\$15,970	Lease Expire Date:	03/31/2025	Occupancy Rate:	12

Features

Building Use:	Office, Office/Warehouse, Storage Warehouse, Other		
Alarm/Security:	Prewired, Security Gate, Security Lights, Security System, Security System Owned, Smoke Detector(s)		
Inclusions:	Business, Land & Improvements	Ceiling Height:	8 to10 Feet
Lot Size/Acre:	5 to < 10 Acres	Flooring:	Varies, Vinyl
Topography:		Heating:	Central, Electric
Soil:		Cooling:	Central Air, Electric
Rd Front Desc:	City Street		
Tenant Pays:	Electricity, Insurance, Parking Fee, Trash Collection, Water		
Foundation:	Pillar/Post/Pier	Owner Pays:	
Construction:	Siding	Tot Ann Exp Inc:	Professional Management, Utilities, Vacancy Allowance
Roof:	Composition		
Walls:		Lease Desc:	
Freight Doors:		Special Notes:	Aerial Photo
Street/Utilities:	Aerobic Septic, City Water, Electricity Connected, Outside City Limits, Overhead Utilities, Private Sewer, Septic		
Showing:	24 Hour Notice		
Parking/Garage:	Assigned, Direct Access, Driveway, Electric Gate, Gravel, Lighted, Outside, Oversized, Parking Lot, Private, RV Access/Parking, RV Gated, Secured, Storage		

Remarks

Property Description: A new and rapidly growing vehicle storage business located on 5 acres at 2194 Seaborn Rd in Ponder, TX, directly adjacent to Robson Ranch senior living community. This promising business offers secure, uncovered parking for boats, RVs, and trailers. The facility is fully gated, well-illuminated, and equipped with 24-7 surveillance cameras, ensuring peace of mind for both owners and customers. An onsite property manager adds another layer of security and service. The large, open lot not only accommodates current storage needs but also provides significant potential for expansion, making it a prime investment for future growth. Convenient online rental and payment systems allow for easy management, while its proximity to FM 2449 offers excellent accessibility. With rising demand for large-vehicle storage and the growing customer base from Robson Ranch, this business is a fantastic opportunity for investors or entrepreneurs to capitalize on a high-demand service in a thriving market.

Public Driving Directions: Exit 35 to FM-2449, head west, Turn Left on H Lively, Turn Left On Seaborn, Property will be on the left

Private Rmks: Business has been operational less than a year, financial available upon request. Annual gross income based on full capacity at current rental rates. All information deemed reliable, it is the responsibility of the buyer and buyers agent to verify.

Financial Information

Loan Type:	Treat As Clear	Bal:		Payment:	
Pmt Type:		Lender:		Orig Date:	
Seller Concessions:	Yes			2nd Mortg:	No

Agent/Office Information

CDOM: 0 **DOM:** 0 **LD:** 09/24/2024 **XD:** 12/31/2024

List Type: Exclusive Right To Sell

List Off: [Major League Realty, Inc. \(MLRI01DE\) 940-648-0382](#)

LO Addr: 517 FM 156 Justin, 76247

List Agt: [Coltin Sherrell \(0731928\) 817-614-6522](#)

LA Email: ColtinReedMajorLeagueRealty@gmail.com

LA Website:

Off Web: www.majorleaguerealtyinc.com

Pref Title Co: Affinity & Co.

LO Fax: 469-675-6353 **Brk Lic:** 0542948

LO Email: kalugacathy@hotmail.com

LA Cell: 817-614-6522 **LA Fax:**

LA Othr: **LA/LA2 Texting:** Yes/No

LO Sprvs: Cathy Green (0542948) 940-648-0382

Location: 100 W. FM 2449 Ponder 817-381-7912

Showing Information

Call: Agent

Appt: 817-614-6522

Owner Name: Bouchard

Keybox #: 0123

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr: Call Agent for Showing

Show Srvc: None

Occupancy: Tenant

Open House:

Showing: 24 Hour Notice

Surveillance Devices Present: Audio, Video

Consent for Visitors to Record: Audio, Video

Prepared By: Coltin Sherrell Major League Realty, Inc. on 09/24/2024 17:58

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