

**SPACE FEATURES:**

- 2-Retail Building Complex Fronting US HWY 96/Hurst St Directly Across from Walmart
- 335' Contiguous US Hwy 96 Frontage
- Over 10,000 VPD at Property
- Dedicated Pylon Signage
- Combination of Stabilized Income in 766 Hurst St and Upside/Value Add in 807 Hurst St Building Expansion, Lease Restructure and Lease Up of Newly Constructed Storage Units


**FOR MORE  
 INFORMATION  
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**BUILDING:**

766 Hurst St 4,500 SF  
 807 Hurst St 15,000 SF

**NET OPERATING INCOME:**

766 Hurst St - \$71,402.95  
 807 Hurst St - \$152,062.14  
TOTAL: 223,465.09

**LIST PRICE:**

\$2,315,000.00 (9.65% CAP on In-Place NOI Including Master Lease on 807 Hurst St Vacancy)

**PARKING:**

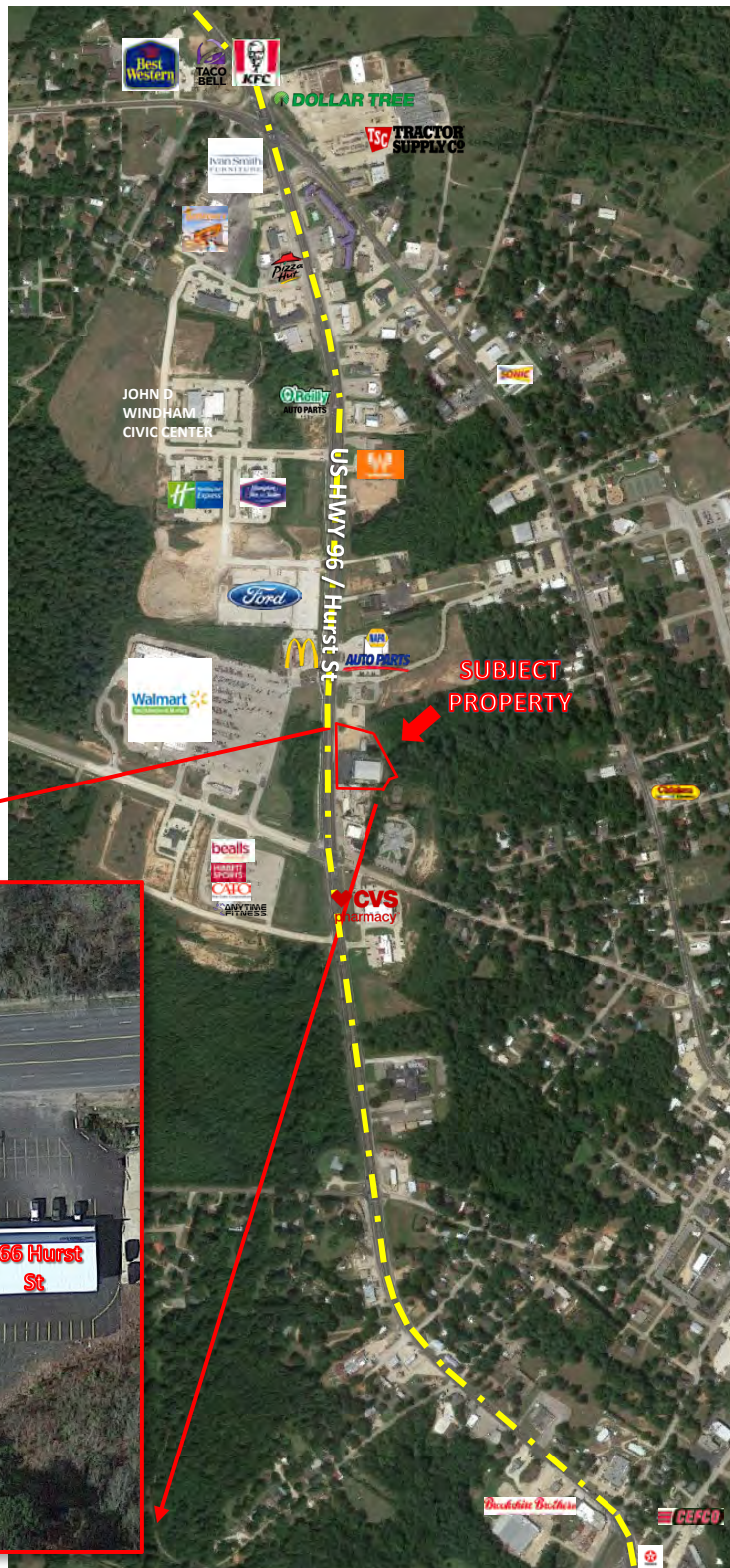
766 – 47 spaces (10.4/1,000 RSF)  
 807 – 48 spaces (3.2/1,000 RSF)  
TOTAL: 95 parking spaces

**TENANTS IN COMPLEX:**
766 Hurst St:

- + Island Breeze Daiquiris (1,500 SF / LXD 5/31/29)
- + Center Nails Spa & Beauty Salon 1 (1,500 SF / LXD 5/31/29)
- + The Smoke Shop (1,500 SF / LXD 4/30/28)

807 Hurst St:

- + Cricket Wireless (2,400 SF / LXD 12/31/24)
- + Vape N More (2,000 SF / LXD 7/31/27)
- + Master Lease on Remaining Vacancy (5,500 SF / LXD 12 months after Close of Escrow)
- + Cash Max (940 SF / LXD 6/1/25)
- + Rent One of Texas (4,160 SF / LXD 2/1/25)



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766 Hurst Street

Suite	Tenant	RSF	Pro Rata Share	Term	Current Monthly Base Rent	Current Annual Base Rent	Annual Base Rent PSF Per Year	Rent Escalations		Expense Recovery	Option Terms
								Effective Date	Annual Rent PSF		
A	Jason C Mitchell dba Island Breeze Daquiris	1,500	33.33%	6/1/24 - 5/31/29	\$ 2,275.00	\$ 27,300.00	\$ 18.20	N/A	N/A	Gross, separately metered for utilities; HVAC repair at Tenant sole cost and expense	None
B	Kha Nguyen dba Center Nails Spa & Beauty Salon 1	1,500	33.33%	6/1/24 - 5/31/29	\$ 2,275.00	\$ 27,300.00	\$ 18.20	N/A	N/A	Gross, separately metered for utilities; HVAC repair at Tenant sole cost and expense	None
C	Imran V Batiwala dba The Smoke Shop	1,500	33.33%	5/1/23 - 4/30/28	\$ 2,083.00	\$ 24,996.00	\$ 16.66	N/A	N/A	NN (Property Taxes and Insurance); separately metered for utilities; HVAC repair at Tenant sole cost and expense	None
TOTALS		4,500	100.00%		\$ 6,633.00	\$ 79,596.00					

PROPERTY TAX INFORMATION					PROPERTY INSURANCE INFORMATION				
Property Physical Address	2023 Base Property Taxes	Reimbursed (%)	Reimbursed (\$)	Losses (\$)	Property Physical Address	2023 Annual Premium	Reimbursed (%)	Reimbursed (\$)	Losses (\$)
766 Hurst St	\$ 7,610.58	33.33%	\$ 2,536.86	\$15,073.72)	766 Hurst St	\$4,679.00	33.33%	\$ 1,559.67	\$ (3,119.33)

Suite	Tenant	RSE	Pro Rata Share	Term	Current Monthly Base Rent	Current Annual Base Rent	Annual Base Rent PSF Per Year	Rent Escalations Effective Date	Annual Rent PSF	Expense Recovery	Option Terms
A	Optimal Wireless dba Cricket Wireless	2,400	16.00%	1/1/22 - 12/31/24	\$ 2,310.00	\$ 27,720.00	\$ 11.55	N/A	N/A	NN (Property Taxes & CAM); separately metered for utilities; Tenant solely liable for HVAC Repair & Replacement	None
B-1	Kairin Tejani dba Vape N More	2,000	13.33%	8/1/22 - 7/31/27	\$ 1,500.00	\$ 18,000.00	\$ 9.00	10/1/2024	\$ 22,500.00	NN (Property Taxes & CAM); separately metered for utilities; \$250 HVAC Deductible; 50/50 split above	(1) 3-yr with 5% bump or (1) 5-year with 2% bump
B	MASTER LEASE	5,500	36.67%	12 Months Post Close	\$ 4,125.00	\$ 49,500.00	\$ 9.00	N/A	N/A	None	N/A
C	Fed Cash Advance of OK dba Cash Max	940	6.27%	6/1/22 - 5/31/25	\$ 1,900.00	\$ 22,800.00	\$ 24.26	N/A	N/A	N (Property Taxes) separately metered utilities	(1) 3-yr with 5% bump or (1) 5-year with 2% bump
D	Rent One of Texas, LLC	4,160	27.73%	2/1/22 - 1/31/25	\$ 3,500.00	\$ 42,000.00	\$ 10.10	N/A	N/A	NN (Property Taxes & CAM); separately metered for utilities; \$250 HVAC Deductible; 50/50 split above	(1) 3-yr with 5% bump or (1) 5-year with 2% bump
TOTALS		15,000	100.00%		\$ 13,335.00	\$ 160,020.00					

PROPERTY TAX INFORMATION				
Property Physical Address	2023 Base Property Taxes	Reimbursed (%)	Reimbursed (\$)	Losses (\$)
807 Hurst St	\$11,289.28	80% \$	\$9,031.42	\$12,257.86)

PROPERTY INSURANCE INFORMATION				
Property Physical Address	2023 Annual Premium	Reimbursed (%)	Reimbursed (\$)	Losses (\$)
807 Hurst St	\$ 5,700.00	0.00%	-	\$ (5,700.00)