

**SALE**

# 100% NNN Leased Investment

**1205 EAST DEBBIE LANE**

Mansfield, TX 76063

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,571,524.67
<b>BUILDING SIZE:</b>	11,658 SF
<b>LOT SIZE:</b>	+/- 1.34 Acres
<b>PRICE / SF:</b>	\$392.14
<b>CAP RATE:</b>	6.0%
<b>NOI:</b>	\$274,291
<b>YEAR BUILT:</b>	2008

### PROPERTY OVERVIEW

This 100% occupied six tenant neighborhood retail strip has a strong Tenant mix with excellent rental history. Three of the six Tenants have been at this location for 10+ years and five of the six have executed renewals, with four of those renewals coming in the last year. In addition to multiple long standing Tenants, a new ten year Lease with Blo Blow Dry Bar commenced in February of 2026. All Leases are NNN, allowing for minimal Landlord responsibility. This is an excellent opportunity to acquire a fully stabilized asset in a fast growing market with quality credit Tenants.

### LOCATION OVERVIEW

This neighborhood retail strip is located in Mansfield, TX with excellent frontage on Debbie Lane, less than one mile from the intersection of Debbie Land and Matlock. Debbie Lane boasts traffic counts of 28,000+ VPD. The population of Mansfield is currently just under 88,000 (2025) and projected to double by 2040, making this a strategic location for retail Tenants both now and in the future.

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# RENT ROLL



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
101	Little Caesars	1,361 SF	11.67%	\$26.24	\$35,712.64	9/1/13	8/31/28
105	La Jalisciense Plus LLC	1,423 SF	12.21%	\$22.19	\$31,576.37	6/15/20	3/31/30
111	Willow Tree Dental	2,861 SF	24.54%	\$23.99	\$68,635.39	4/1/11	2/28/29
113	Batteries Plus	1,985 SF	17.03%	\$20.28	\$40,255.80	7/1/13	6/30/28
115	Blo Blow Dry Bar	1,419 SF	12.17%	\$27.00	\$38,313.00	2/1/26	1/31/36
117	CB Apex Realtors, LLC	2,609 SF	22.38%	\$22.92	\$59,798.28	3/15/20	6/30/30
<b>TOTALS</b>		<b>11,658 SF</b>	<b>100%</b>	<b>\$142.62</b>	<b>\$274,291.48</b>		

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# AERIAL



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**100% NNN LEASED INVESTMENT** | 1205 East Debbie Lane Mansfield, TX 76063

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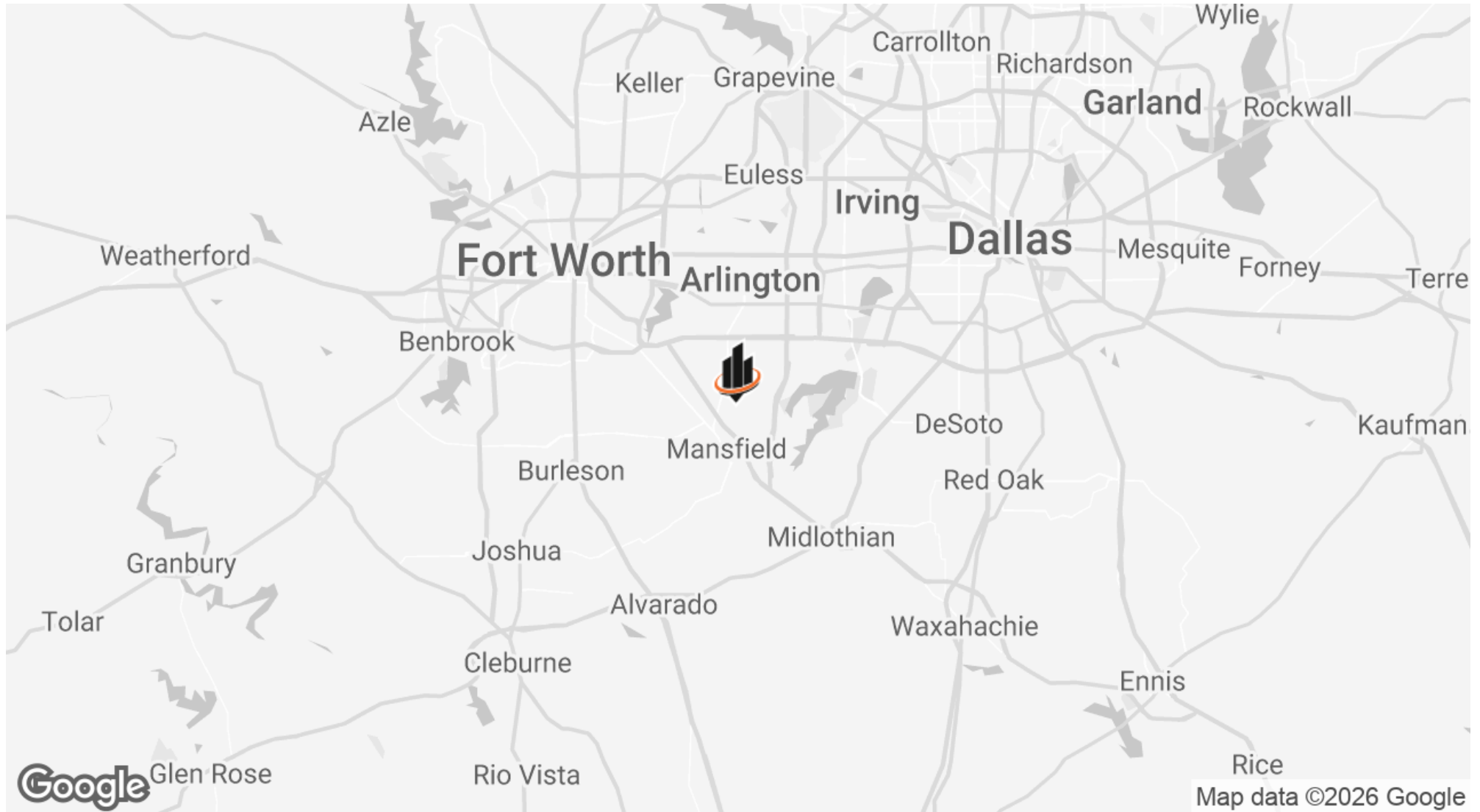
**ADDITIONAL PHOTOS**



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## LOCATION MAP



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## MEET THE TEAM



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**SVN**  
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent Texas State Capitol building in the center. The building is a large, classical-style structure with a central dome and multiple smaller domes. The surrounding area includes various commercial buildings, parking lots filled with cars, and green spaces. The sky is a soft, hazy orange, suggesting a sunset or sunrise. Overlaid on the image is a large, white logo consisting of three vertical bars of varying heights, with an orange and white swoosh underneath. To the right of the logo, the letters 'SVN' are written in a large, bold, white sans-serif font. Below the logo and 'SVN', the words 'VERUS COMMERCIAL' are written in a smaller, white, all-caps sans-serif font. A registered trademark symbol (®) is visible to the right of the 'N' in 'SVN'.