



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Woodland Square</b>
<b>ADDRESS:</b>	5246 US-377, Krugerville, TX 76227
<b>TYPE:</b>	Retail Center
<b>ZONING:</b>	C1 - Commercial
<b>BUILDING SIZE:</b>	Bldg 1 +/- 7200 SF   Bldg 2 +/- 2400 SF   Bldg 3 +/- 1500 SF
<b>CURRENT NOI:</b>	\$172,367.00
<b>CAP RATE:</b>	6.00%
<b>SIGNAGE:</b>	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
<b>PARKING:</b>	Ample – Front dedicated parking lot
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>SALES PRICE:</b>	\$2,872,000.00
<b>COMMENTS:</b>	Excellent opportunity to acquire a well-located multi-tenant retail and office center in the heart of Krugerville along highly trafficked US-377. The property offers prime highway frontage, monument signage, and exceptional visibility within one of the area’s primary commercial corridors. Constructed in 2007, the center has been well maintained and recently updated, providing a clean and attractive environment for tenants and customers alike. The asset consists of two retail/office buildings fronting US-377, complemented by a rear flex warehouse building, allowing for a diverse tenant mix and flexible leasing opportunities. Surrounded by established neighborhoods and continued residential growth, the property benefits from consistent consumer demand and strong long-term fundamentals. Ample on-site parking supports both retail and office users, enhancing tenant functionality and retention.
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