

Mineral Wells Crossing

LEASE

937 FM 1821

Mineral Wells, TX 76067

PRESENTED BY:

JOHN JONES

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 - 17.00 SF/yr (NNN)
BUILDING SIZE:	26,959 SF
AVAILABLE SF:	914 - 2,900 SF
LOT SIZE:	3.53
YEAR BUILT:	2007
ZONING:	Commercial

PROPERTY OVERVIEW

Mineral Wells Crossing Shopping Center is a 26,959 SF retail center that shadows Walmart and is anchored by Dollar Tree. It is located across from Mineral Wells High School and surrounded by residential developments. It features great visibility from FM 1821 with a dedicated turn lane and easy access to US-180 and US-281.

PROPERTY HIGHLIGHTS

- Dollar Tree Anchored Shopping Center
- Excellent Mix Of National Credit Retail & Medical Co-Tenants
- Shadowed by Walmart
- Pylon Signage Available
- Heavily Trafficked Shopping Center

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	914 - 2,900 SF	LEASE RATE:	\$15.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Ste. H2	Available	2,900 SF	NNN	\$15.00 SF/yr	This space can be combined with adjacent Suite I for a total of 3,814 SQFT.
Ste. I	Available	914 SF	NNN	\$17.00 SF/yr	This space has 12' of open retail frontage in a heavily trafficked shopping center anchored by Dollar Tree.
Ste. K	Available	1,200 SF	NNN	\$17.00 SF/yr	Former Dental Office available on 8/31/2022.

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ADDITIONAL PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

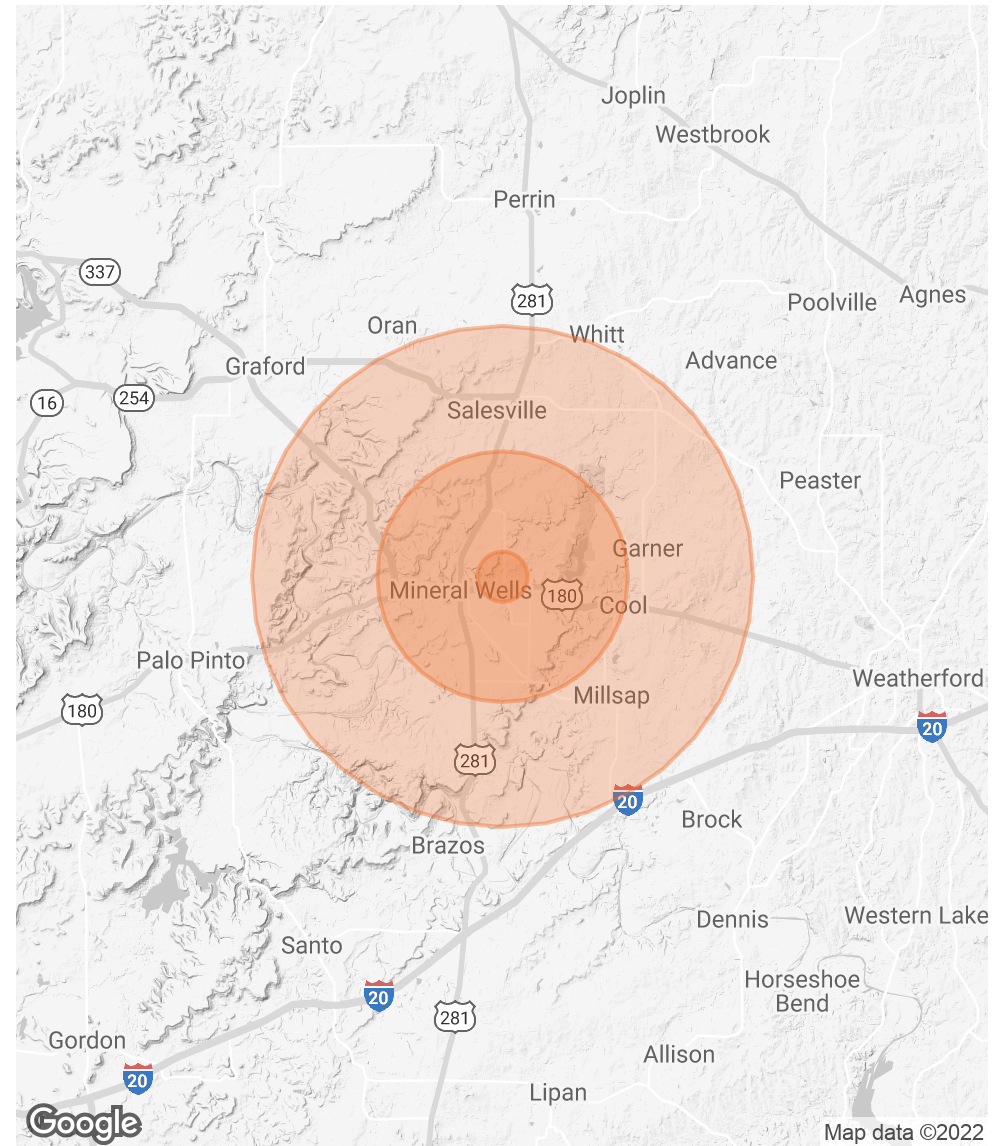
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,781	19,525	29,672
AVERAGE AGE	35.2	36.7	37.9
AVERAGE AGE (MALE)	32.6	34.7	36.4
AVERAGE AGE (FEMALE)	37.1	37.8	38.9

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,024	7,122	10,453
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$46,496	\$50,495	\$56,927
AVERAGE HOUSE VALUE	\$74,177	\$86,576	\$113,981

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



JOHN JONES

Advisor / Property Manager

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PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John's expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor's degree in finance from Texas Tech University in Lubbock, Texas.

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