



**RETAIL
FOR SALE**

ABOUT THE PROPERTY

Acquire a stand-alone retail building located on a hard corner at a high-traffic intersection in Dickinson, Texas, offering outstanding visibility, strong frontage, and convenient ingress/egress, all key drivers of long-term retail performance. The property is leased to Cricket Wireless, who has successfully operated at this location since 2009, demonstrating long-term commitment to the site and the strength of the trade area. This seasoned tenancy significantly reduces risk and adds confidence in continued occupancy.

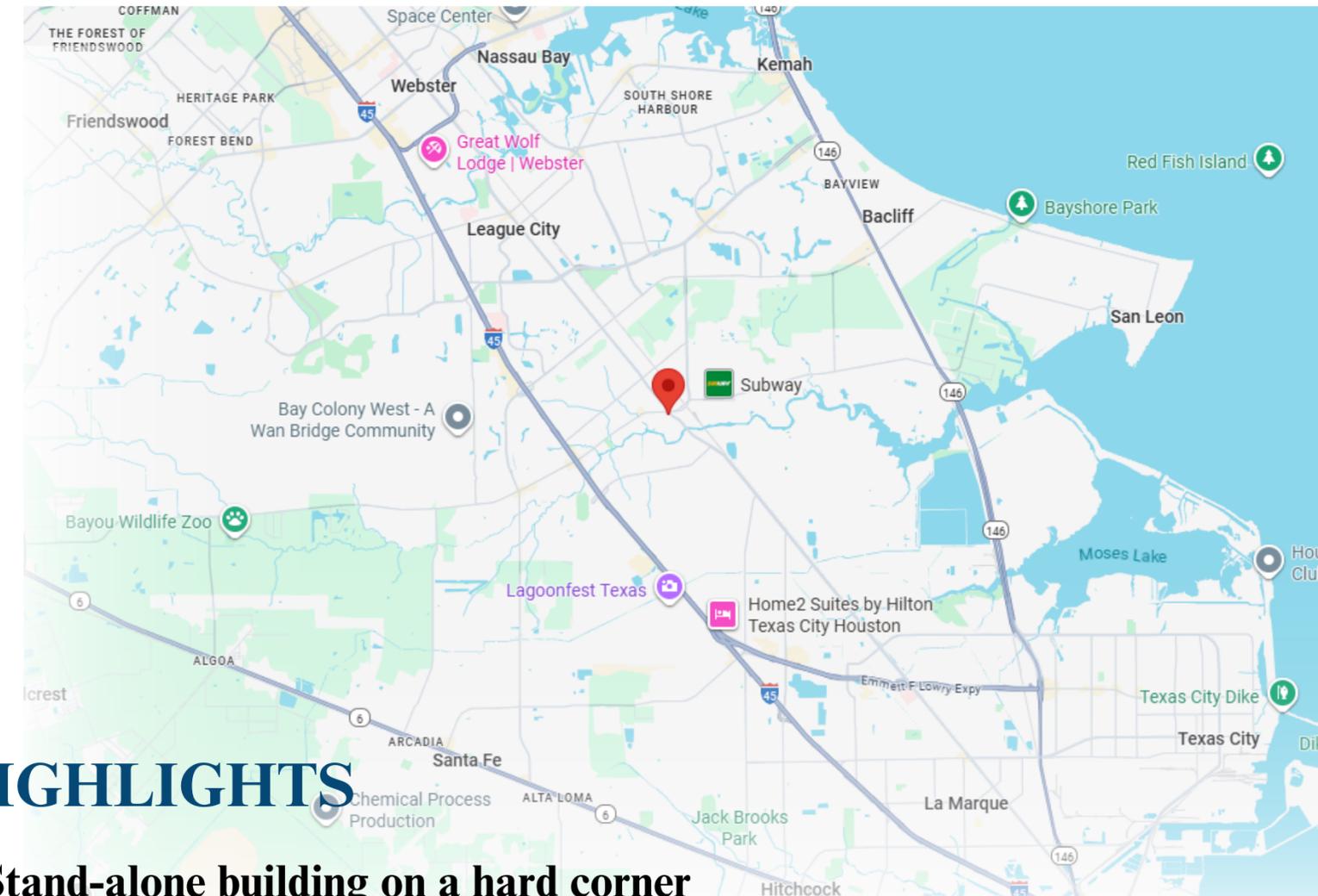
The current lease runs through September 30, 2027, with the tenant responsible for taxes, insurance, trash, and all other property expenses, creating a true passive, low-management investment for the landlord. There are five renewal options (3–5 years each) with 10% rental increases per option period, providing built-in rental growth and long-term income stability.

The building has been well maintained and requires minimal capital expenditure, making this a hands-off, “mailbox money” type of asset ideal for investors seeking predictable cash flow.

This opportunity is perfectly suited for buyers looking for a single-tenant net-leased property with a nationally recognized brand, a proven long-term operating history at the site, and strong real estate fundamentals in a growing Gulf Coast market.

Size: 1,176 SF

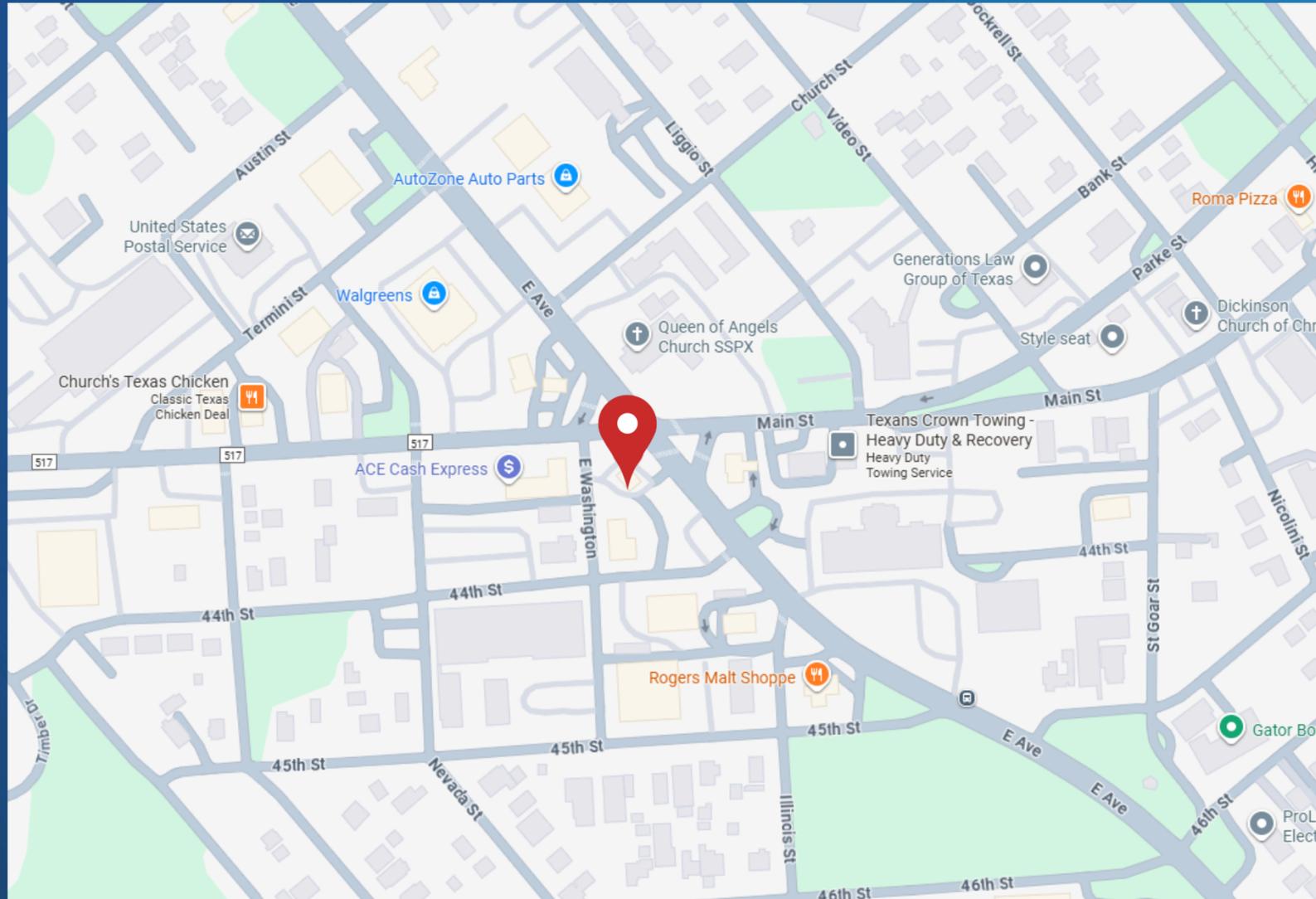
Price: \$650,000



HIGHLIGHTS

- Stand-alone building on a hard corner
- High-visibility location at a busy intersection
- National credit tenant: Cricket Wireless
- Lease in place through 9/30/2027 with 5 renewal options
- Excellent condition



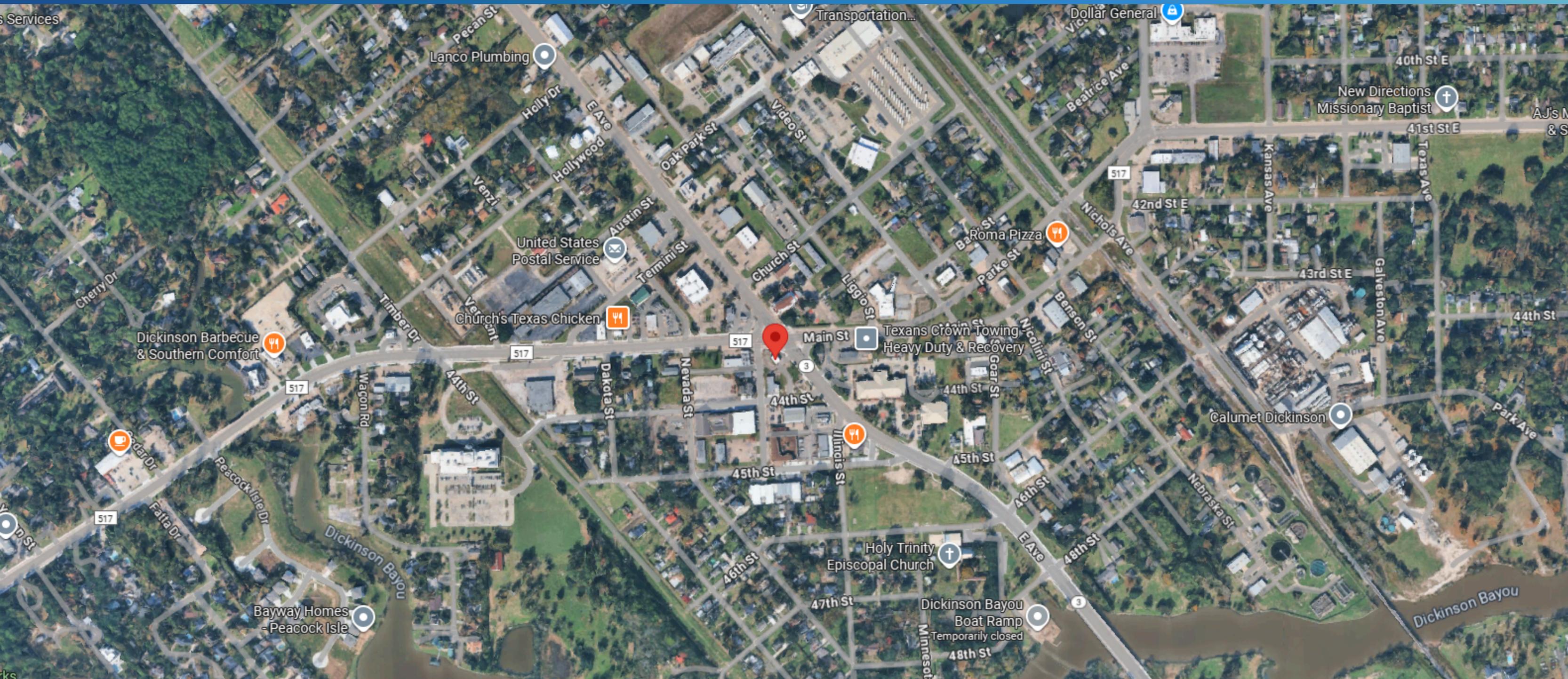


OPERATING STATEMENT

INCOME	
Rental Income	\$ 34,404
Recoveries	\$12,230.60
TOTAL INCOME	\$46,364.60
OPERATING EXPENSES	
Insurance	\$6,590.25
RE Taxes	\$5,640.35
TOTAL OPERATING EXPENSES	\$12,230.60
NET OPERATING INCOME	\$34,404

PRICE

VALUATION		
Building SF		1,176 SF
Land SF		7,057 SF
Leased SF		1,176 SF
Occupancy		100%
Net Operating Income		\$ 34,404
TOTAL PRICE		\$650,000



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