



10.36% CAP RATE

SCHULENBURG, TX

WILL BE SOLD | ABSOLUTE NNN 5+ YEAR LEASE | 7-ELEVEN/STRIPES

\$2,985,000 | (7-ELEVEN HAS SUBLEASED TO ANOTHER TENANT ON A YEARLY BASIS)

Building Size: ± 4,991 SF | Lot Size: 1.15 Acres



Absolute NNN: No Maintenance or Management for Landlord



7-Eleven has an S&P Credit Rating of AA- Annual Lease Increases



5+ Years Remaining on Stripes LLC / 7-Eleven Lease



Prime Freeway Location On/Off Ramps

PLEASE CONTACT AGENTS FOR FULL MARKETING PACKAGE

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