

FOR SALE

276 BUISNESS PARK

6475 WEST HIGHWAY 276 ROYSE CITY, TX 75189



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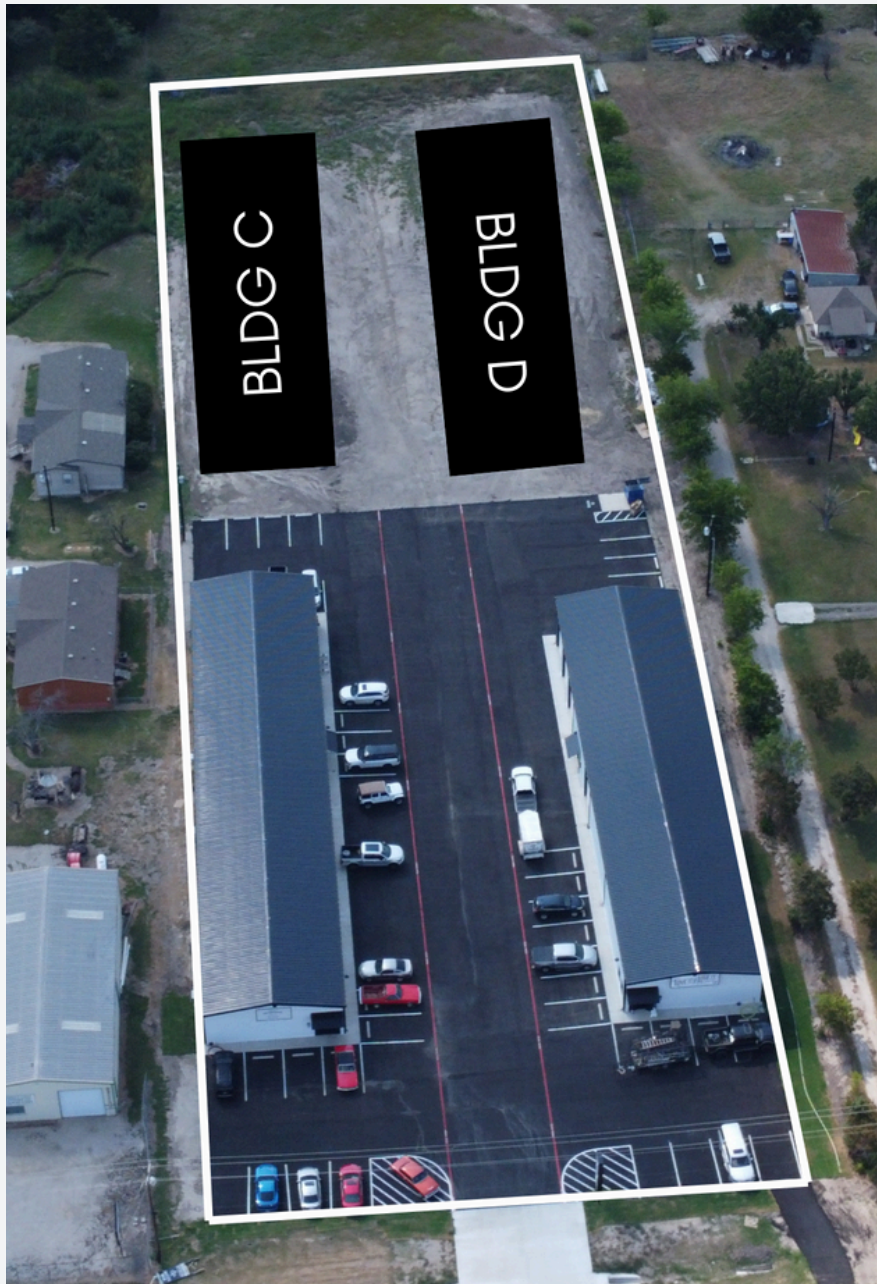
PROPERTY OVERVIEW

Prime Investment & Expansion Opportunity

Phase 1 features 13,421 SF of high-quality space, 100% leased on fresh 5-year NNN agreements with built-in rent escalations, delivering a strong \$153,850 annual NOI at an attractive \$11.46/SF NNN. One current Phase 1 tenant is actively seeking to expand, with the ability to take up to 4,100 SF of the planned Phase 2 space.

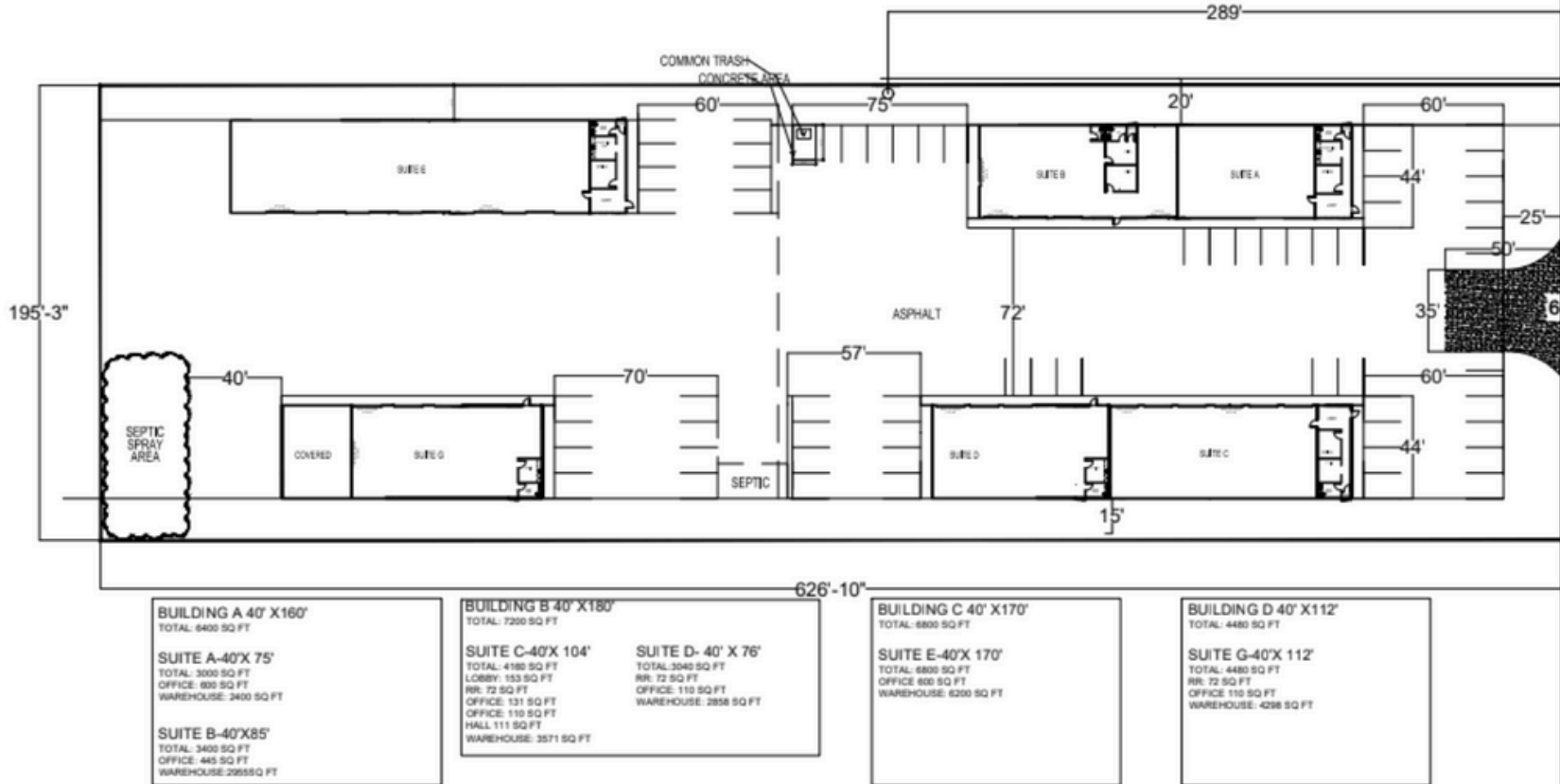
Phase 2 offers up to 16,000 SF of new development potential across two buildings, with ample parking to accommodate a wide range of tenants. Investors can enjoy stable cash flow from day one while capitalizing on significant upside through expansion and pre-leasing momentum.

Strategically positioned to attract long-term tenants, this property combines stability, built-in growth potential, and strong market fundamentals—a rare find in today's commercial real estate landscape.





WEMCO DEVELOPMENT



S I T E P L A N



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