



2105 LUCAS ROAD  
3419 N. FM 51  
WEATHERFORD, TEXAS 76085

SINGLE-TENANT  
INVESTMENT SALE

**NAL** Robert Lynn



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# EXECUTIVE SUMMARY



## GROSS LEASABLE AREA

140,000 SF Total

- 2105 Lucas Rd - 90,000 SF
- 3419 N. FM 51 - 50,000 SF



## PROPERTY DESCRIPTION

-TWO BUILDINGS

Single-Tenant Office/Warehouse



## LAND

8.05 Acres Total

- 2105 Lucas Rd - 4.68 Acres
- 3419 N. FM 51 - 3.37 Acres



## SALE PRICE

\$6,860,000 (\$49/SF)

## CAP RATE

11.37%



## TENANT



## ANNUAL RENT

\$860,974.05

## LEASE STRUCTURE

Double Net



## LEASE EXPIRATION

12/31/2027



## ANNUAL BUMPS

2.5%



## LANDLORD RESPONSIBILITIES

Property Taxes (\$80,890.20 - 2024) and  
Structural Components of the Buildings

# PROPERTY SUMMARY

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## **2105 Lucas Road**

- ± 90,000 SF
- ± 2,000 SF Office
- Dock & Grade Level Loading
- Multiple Buildings
- Various Ages
- Various Clear Heights
- Heavy Power
- Zoning: N/A (Outside of City Jurisdiction)

## **3419 N. FM 51**

- ± 50,000 SF
- No Office
- 1 Dock High Door
- 1 Ground Level Door
- Multiple Buildings
- 12'-18' Clear Height
- Lighting
- No Plumbing
- Zoning: N/A (Outside of City Jurisdiction)

PEGASUS

HOME FASHIONS

# PHOTOS



# AERIAL PHOTOS

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# TENANT

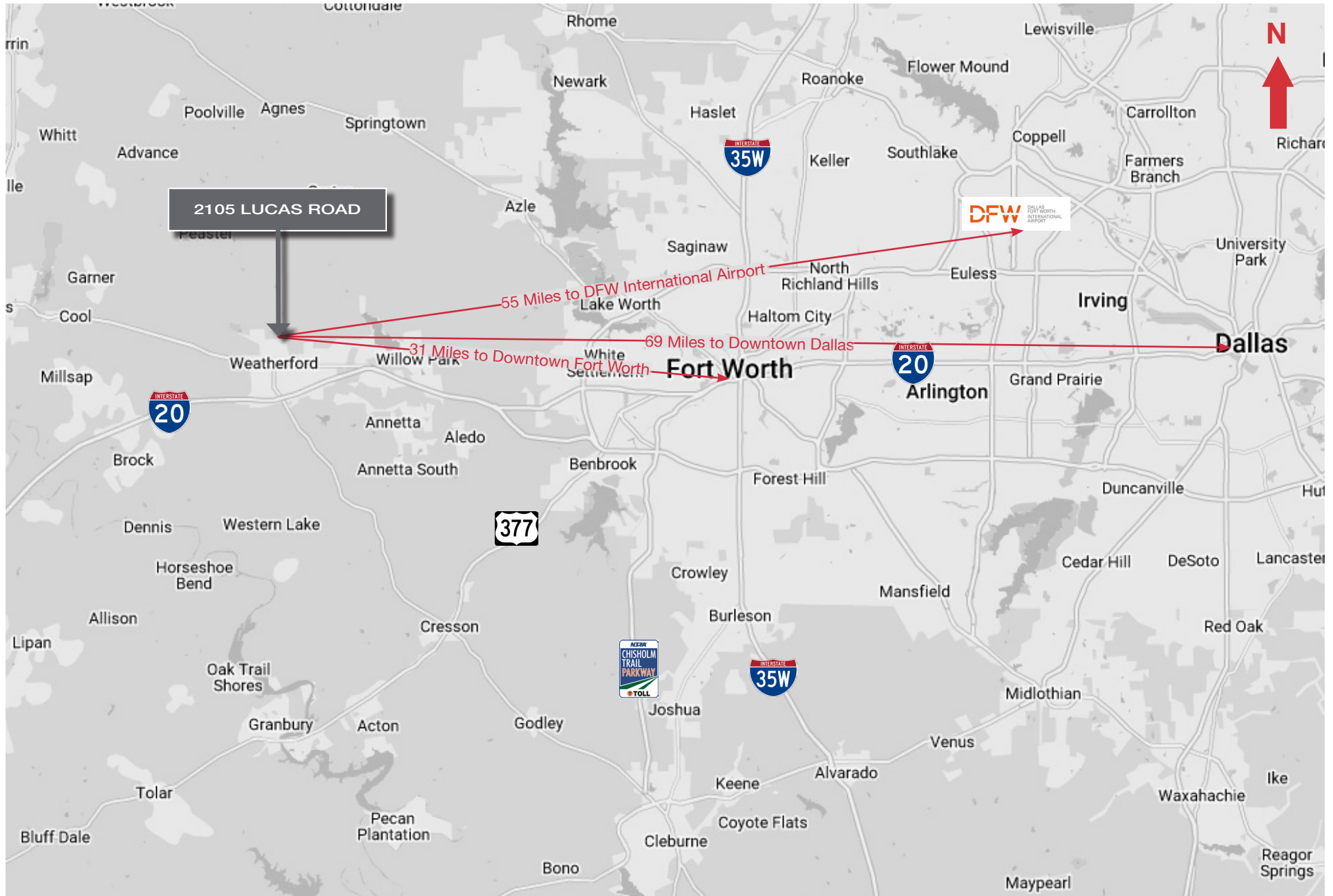
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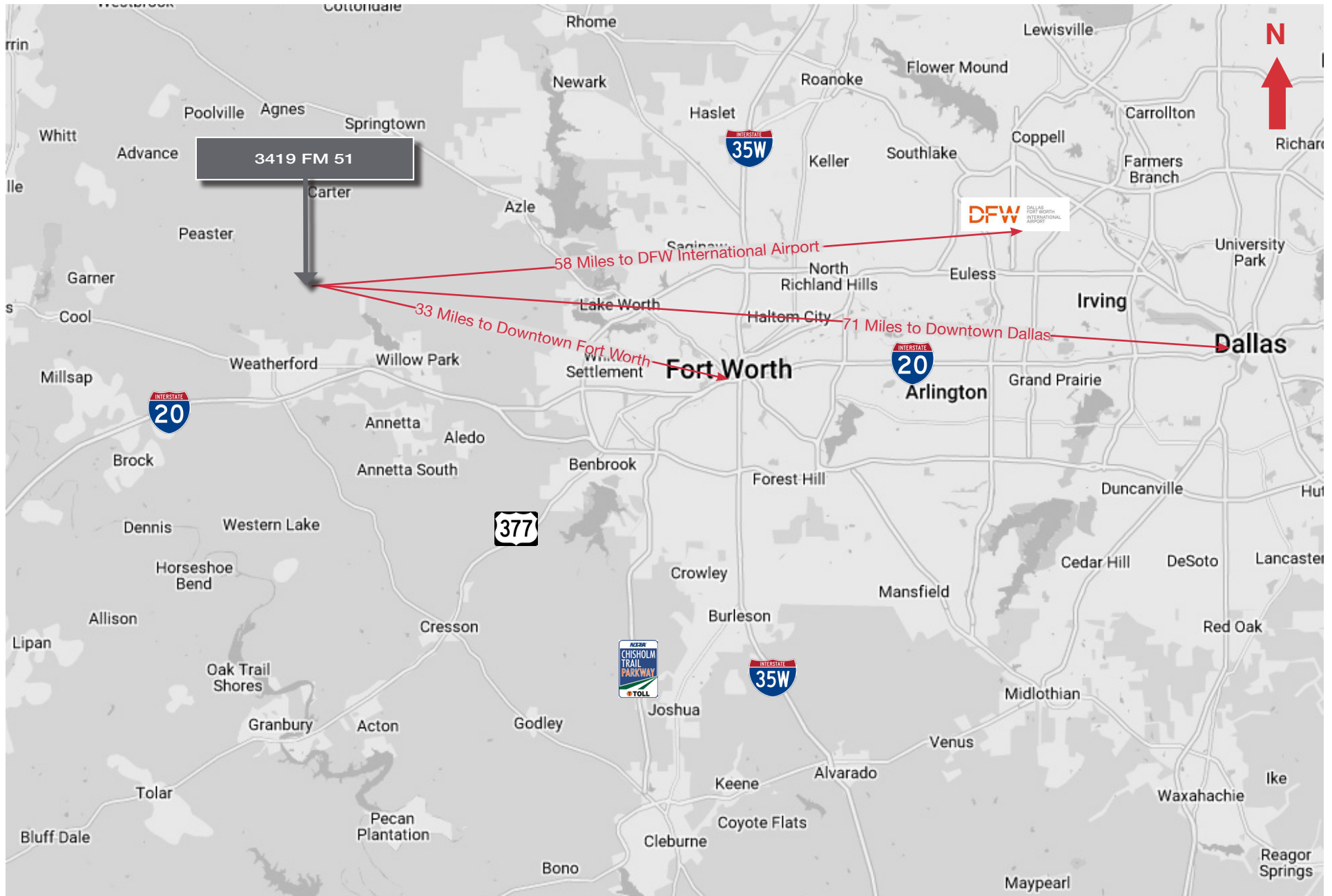
Pegasus Home Fashions is a family-owned and operated company that has been in business for over 30 years. As a world-class manufacturer and wholesaler, we strive to offer an assortment of products to meet the needs of all consumers, consistently staying up-to-date with new materials, products, techniques and technologies.

It is our mission to efficiently deliver these products in a timely manner and ensure that you will always have "the best sleep of your life."

# MAP



# MAP





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TODD HUBBARD, SIOR

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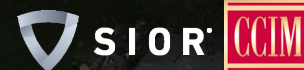


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