

SPACE FEATURES:

- 2-Retail Building Complex Fronting US HWY 96/Hurst St Directly Across from Walmart
- 335' Contiguous US Hwy 96 Frontage
- Over 10,000 VPD at Property
- Dedicated Pylon Signage
- Combination of Stabilized Income in 766 Hurst St and Upside/Value Add in 807 Hurst St Building Expansion, Lease Restructure and Lease Up of Newly Constructed Storage Units



FOR MORE INFORMATION

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BUILDING:

766 Hurst St 4,500 SF
807 Hurst St 15,000 SF

NET OPERATING INCOME:

766 Hurst St - \$68,478.70
807 Hurst St - \$149,275.02
TOTAL: \$217,753.72

LIST PRICE:

\$2,256,515.00 (9.65% CAP on In-Place NOI Including Master Lease on 807 Hurst St Vacancy)

PARKING:

766 – 47 spaces (10.4/1,000 RSF)
807 – 48 spaces (3.2/1,000 RSF)
TOTAL: 95 parking spaces

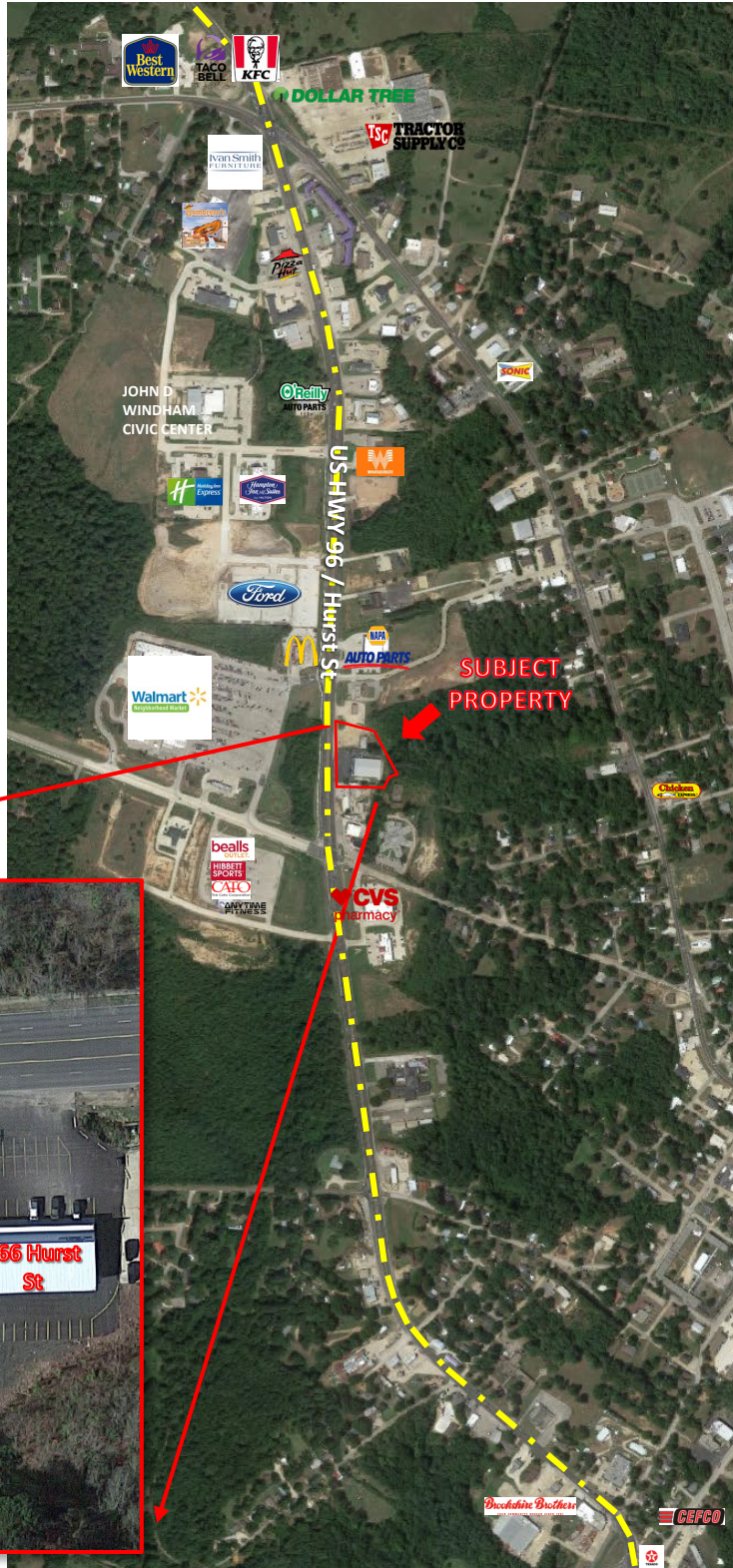
TENANTS IN COMPLEX:

766 Hurst St:

- + Island Breeze Daiquiri (1,500 SF / LXD 5/31/29)
- + Center Nails Spa & Beauty Salon 1 (1,500 SF / LXD 5/31/29)
- + The Smoke Shop (1,500 SF /LXD 4/30/28)

807 Hurst St:

- + Cricket Wireless (2,400 SF / LXD 12/31/28)
- + Vape N More (2,000 SF / LXD 7/31/27)
- + Master Lease on Storage Units (5,500 SF / LXD 12 months after Close of Escrow)
- + Cash Store (940 SF / LXD TBD)
- + Rent One of Texas (4,160 SF / LXD 1/31/28)



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766 Hurst Street

Suite	Tenant	RSF	Pro Rata Share	Term	Current Monthly Base Rent	Current Annual Base Rent	Annual Base Rent PSF Per Year	Rent Escalations Effective Date	Annual Rent PSF	Expense Recovery	Option Terms
A	Jason Mitchell dba Island Breeze Daquiri	1,500	33.33%	6/1/24 - 5/31/29	\$ 2,275.00	\$ 27,300.00	\$ 18.20	N/A	N/A	Gross; separately metered for utilities; HVAC repair at Tenant sole cost and expense	None
B	Kha Nguyen dba Center Nails Spa & Beauty Salon 1	1,500	33.33%	6/1/24 - 5/31/29	\$ 2,275.00	\$ 27,300.00	\$ 18.20	N/A	N/A	Gross; separately metered for utilities; HVAC repair at Tenant sole cost and expense	None
C	Imran V Battiwala dba The Smoke Shop	1,500	33.33%	5/1/23 - 4/30/28	\$ 2,083.00	\$ 24,996.00	\$ 16.66	N/A	N/A	NN (Property Taxes and Insurance); separately metered for utilities; HVAC repair at Tenant sole cost and expense	None
TOTALS		4,500	100.00%		\$ 6,633.00	\$ 79,596.00					

PROPERTY TAX INFORMATION

Property Physical Address	2025 Base Property Taxes	Reimbursed (%)	Reimbursed (\$)	Losses (\$)
766 Hurst St	\$ 8,675.52	33.33%	\$ 2,891.55	\$15,783.97

PROPERTY INSURANCE INFORMATION

Property Physical Address	2025 Annual Premium	Reimbursed (%)	Reimbursed (\$)	Losses (\$)
766 Hurst St	\$ 8,000.00	33.33%	\$ 2,666.67	\$ (5,333.33)

Suite	Tenant	RSE	Pro Rata Share	Term	Current Monthly Base Rent	Current Annual Base Rent	Annual Base Rent PSF Per Year	Rent Escalations	Expense Recovery	Option Terms
A	Optimal Wireless dba Cricket Wireless	2,400	16.00%	1/1/26 - 12/31/28	\$ 2,310.00	\$ 27,720.00	\$ 11.55	N/A	NN (Property Taxes & CAM); separately metered for utilities; Tenant solely liable for HVAC Repair & Replacement	None
B-1	Karrn Tejan dba Vape N More	2,000	13.33%	8/1/22 - 7/31/27	\$ 1,500.00	\$ 18,000.00	\$ 9.00	10/1/2024	NN (Property Taxes & CAM); separately metered for utilities; \$250 HVAC Deductible; 50/50 split above	(1) 3-yr with 5% bump or (1) 5-year with 2% bump
B	MASTER LEASE (Storage Units)	5,500	36.67%	12 Months Post Close	\$ 4,125.00	\$ 49,500.00	\$ 9.00	N/A	NN (Taxes/insurance)	N/A
C	Cash Store	940	6.27%	TBD	\$ 1,250.00	\$ 19,200.00	\$ 20.42	TBD	NN (Property Taxes & CAM); separately metered for utilities; \$250 HVAC Deductible; 50/50 split above	TBD
D	Rent One of Texas, LLC	4,160	27.73%	2/1/25 - 1/31/28	\$ 3,500.00	\$ 42,000.00	\$ 10.10	N/A	NN (Property Taxes & CAM); separately metered for utilities; \$250 HVAC Deductible; 50/50 split above	None
TOTALS		15,000	100.00%		\$ 13,035.00	\$ 156,420.00				

PROPERTY TAX INFORMATION			
Property Physical Address	2025 Base Property Taxes	Reimbursed (%)	Reimbursed (\$)
807 Hurst St	\$12,950.27	93.73%	\$12,138.29
			Losses (\$)
			\$(811.98)

PROPERTY INSURANCE INFORMATION			
Property Physical Address	2025 Annual Premium	Reimbursed (%)	Reimbursed (\$)
807 Hurst St	\$ 10,000.00	36.67%	\$ 3,667.00
			Losses (\$)
			\$ (6,333.00)