



380 Eagles Nest - Tiny Home and Storage

2820 IIS Highway 380, Decatur, TX 76234



The Michael Group
Real Estate & Management



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380 Eagles Nest - Tiny Home and Storage

\$2,650,000

FOR SALE: 380 Eagle's Nest – Turnkey Tiny Home & Storage Investment

2820 Highway 380, Decatur, TX 76234

List Price: \$2,650,000 | Offered at a 10.5% Cap Rate | \$367,920 Gross Income

Located in unincorporated Wise County just off Hwy 380, 380 Eagle's Nest offers a rare turnkey investment combining strong cash flow, low maintenance,...

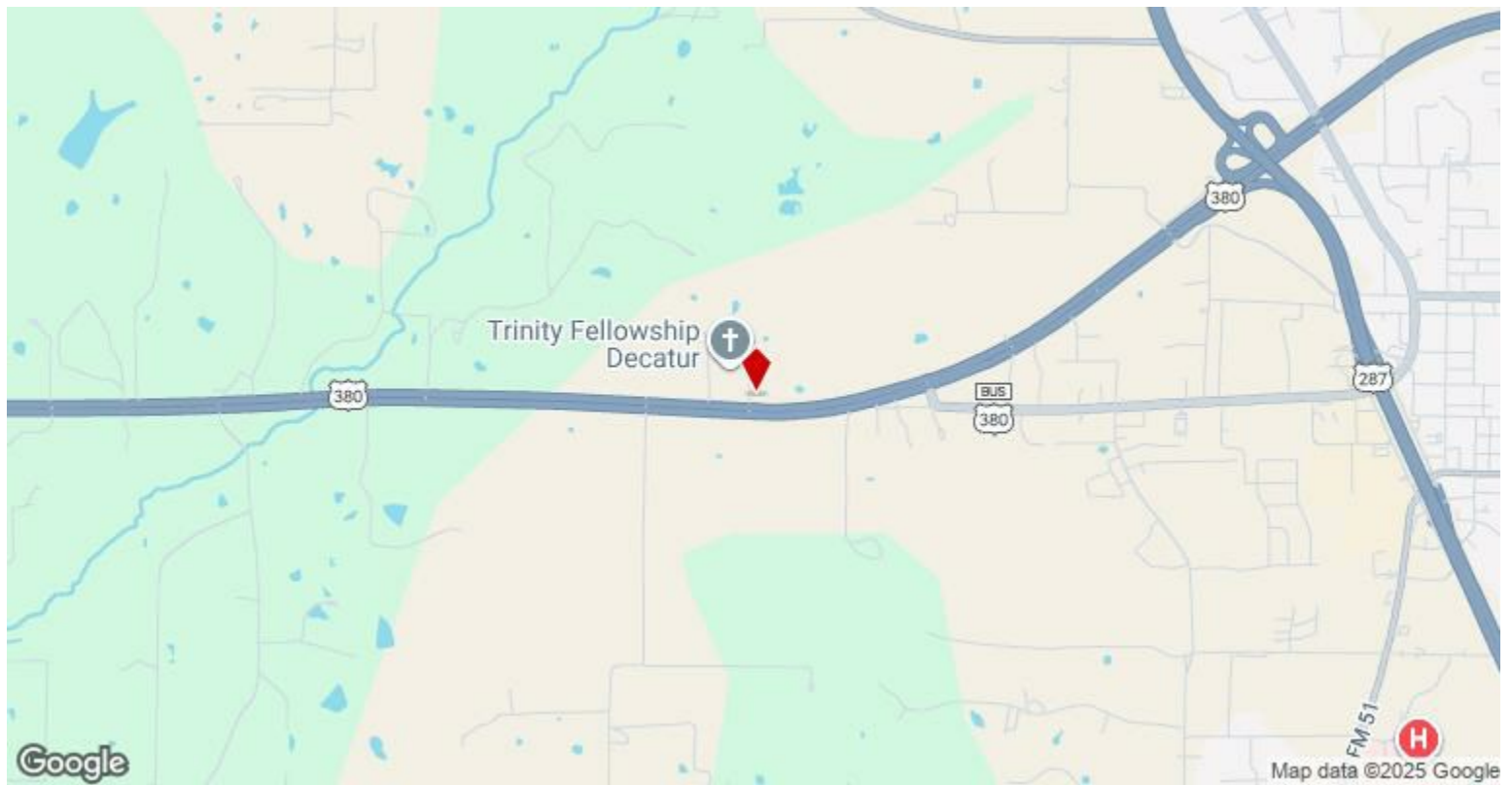
- Highway Visibility
- Manage from Home
- 10.66 Cap Rate



Price:	\$2,650,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	10.42%
Lot Size:	4.07 AC
Gross Building Area:	23,660 SF
Rentable Building Area:	23,660 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1954
Tenancy:	Multi
Parking Ratio:	2.61/1,000 SF
Zoning Description:	Unincorporated-No Zoning

Major Tenant Information

Tenant	SF Occupied	Lease Expired
16 Tiny Homes	-	
55 Storage Units and Spaces	-	



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Located in unincorporated Wise County just off Hwy 380, 380 Eagle's Nest offers a rare turnkey investment combining strong cash flow, low maintenance, and strategic flexibility. This income-producing tiny home community and storage facility sits on approximately 3.74 acres, producing \$367,920 in gross annual revenue and \$282,519 in net income, with a 10.5% cap rate.

Investment Highlights:

- 16 Custom-Built Tiny Homes: Each home is approximately 392 square feet and features a full kitchen (refrigerator, cooktop, oven, microwave) with a thoughtfully designed layout. Homes are not furnished, offering flexibility for either long-term or short-term rental use. Water, electric, and trash service are included amenities for tenants.
- 50 Storage Units + 5 Parking Spaces: A mix of unit sizes and secure vehicle spaces generate rental income from \$50 to \$1000/month.
- Coin Laundry On Site: Includes Speed Queen commercial laundry equipment for tenant convenience and additional income.
- City Water & Septic: Reliable infrastructure supporting long-term operation and ease of maintenance.
- Low Annual Operating Expenses: \$85,401/year 2024 - Electric, Water, Taxes, Repairs, Maintenance and insurance.
- Unincorporated County Location: No city zoning or approval required for expansions or improvements.
- Convenient Hwy 380 Access: Privately positioned near a major thoroughfare with strong regional demand and proximity to Decatur and the DFW Metroplex.
- Growing Market: Decatur offers access to a thriving labor pool, business-friendly climate, and ongoing residential and commercial development.

Boundary & Measurement Disclaimers:

Aerial imagery is for illustration purposes only. Property boundaries and acreage (estimated at approx. 3.74 acres) are subject to survey; sales price is not contingent on exact land size. Property to be sold by metes and bounds description.

Property Website: www.380eaglesnest.com

Drive Folder: photos, rent roll and other items:

<https://drive.google.com/drive/folders/1eLlKz2124YvRDIRlZz9tWpaNEp122TRK2usp-sharing>

Property Photos



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