

211 W Pleasant Run Rd

Lancaster, TX 75146

partners

OFFERING MEMORANDUM

Price: \$1,100,000

Leasing Rate: \$9.50 + NNN



Matthew Richerson

Associate
tel +1 214.277.9005
matthew.richerson@partnersrealestate.com
Lic #802412

Andrew Leibman

Associate
tel +1 214.471.7003
andrew.leibman@partnersrealestate.com
Lic. #775771

214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, Texas 75202
WWW.PARTNERSREALESTATE.COM

PROPERTY DETAILS



213 W Pleasant Run Rd
adjacent land (included in sale)

65087402710120100

TAX PARCEL #

1,735 SF

LAND SIZE (SF)

0.04 AC

LAND SIZE (AC)

211 W Pleasant Run Rd

65087402710110000

TAX PARCEL #

12,786 SF

TOTAL BUILDING SF

11,129 SF

TOTAL RENTABLE SF

3,963 SF

TOTAL OCCUPIED SF

7,166 SF

TOTAL VACANT SF

36%

OCCUPANCY %

1.36 AC

LAND SIZE (AC)

59,242 SF

LAND SIZE (SF)

1984

YEAR BUILT

45

PARKING SPACES

3.52/1,000 SF

PARKING RATIO

180 FT.

BUILDING FRONTAGE

97 FT.

BUILDING DEPTH

11

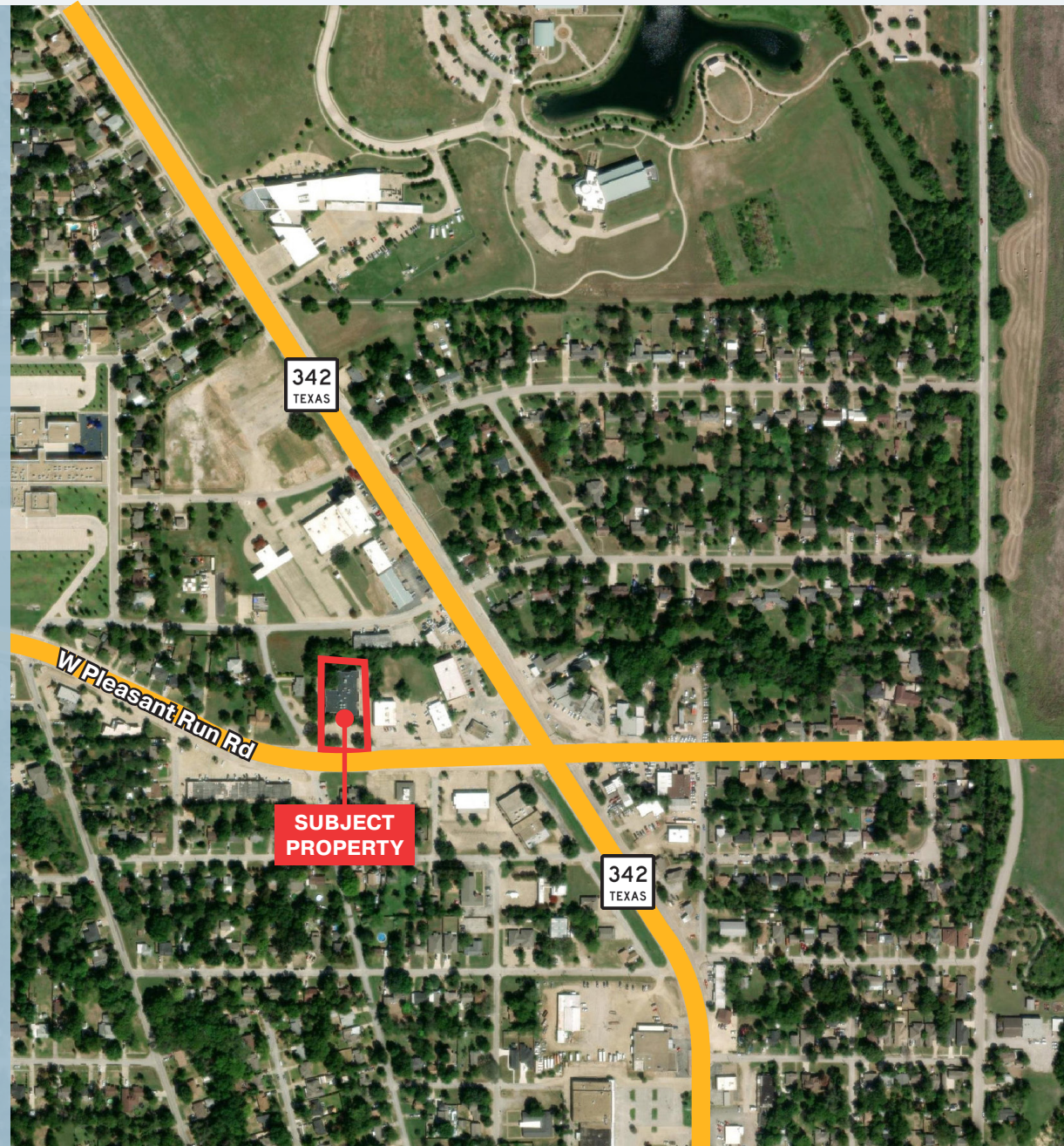
AIR CONDITIONERS

PROPERTY HIGHLIGHTS

- Brand new \$408,000 roof with warranties in Q3 2023
- Great location off of North Dallas Ave and Pleasant Run Rd
- Great suburban location located only 20 miles from Downtown Dallas
- Quick access to North Dallas Ave
- Recently furnished restrooms
- High-growth South Dallas market
- High parking ratio
- Suites offer flexible spaces and configurations
- Great tenant signage and lighting
- New Walmart distribution hiring 1,500 people
- New Niagara bottling center hiring 500 people

Investment Highlights

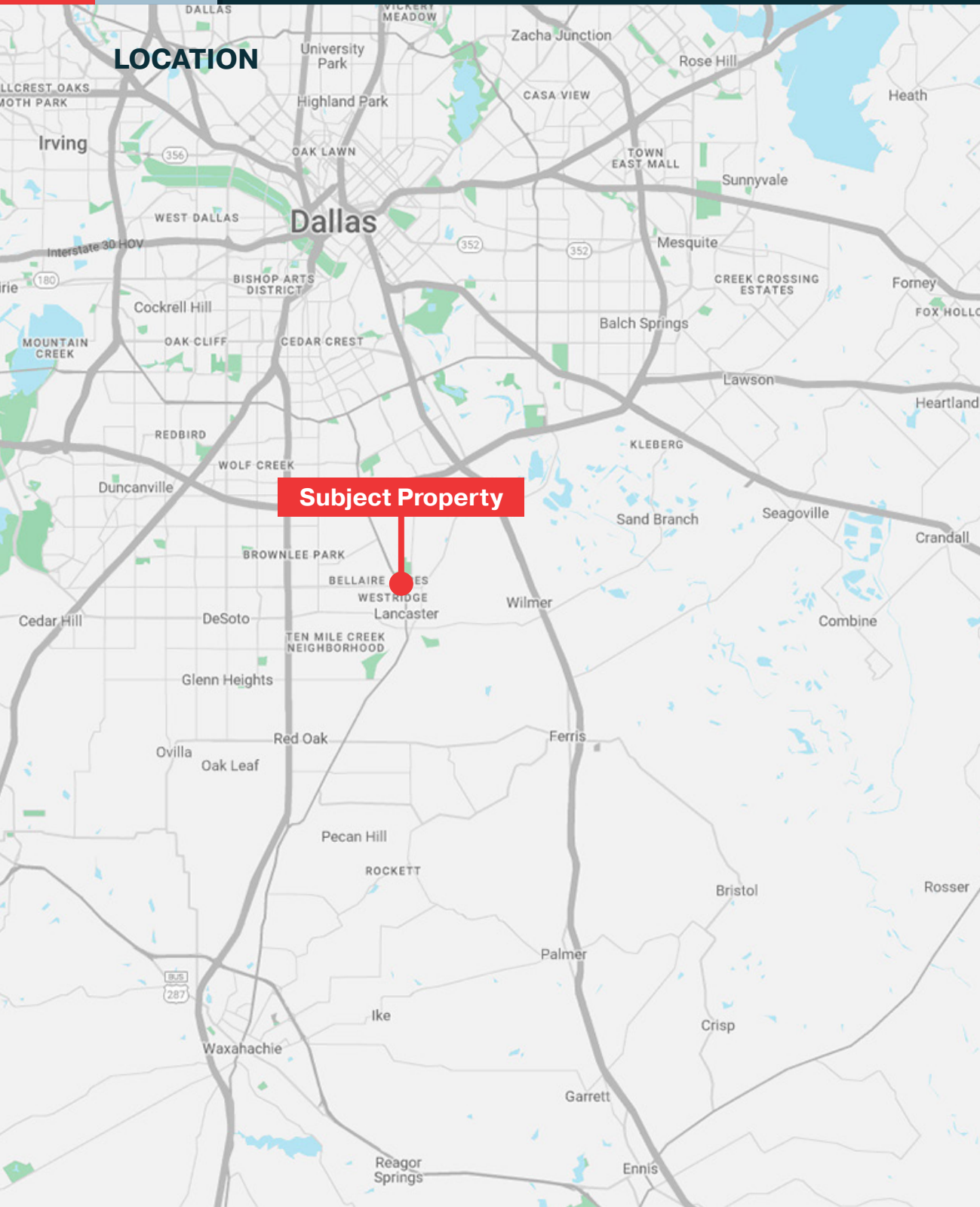
- Ability to raise below-market rents to market with short lease terms remaining
- Tenants have invested significantly into their own spaces with high-quality interior buildout
- High tenant demand due to strong demographics and traffic counts
- Ability to sell/lease to an owner-user due to size, layout, and location
- Gentrification area
- Priced below replacement cost
- Ability to update interior



INTERIOR PHOTOS



LOCATION



POPULATION

35,719
within 1 mile

102,983
within 3 miles

231,528
within 5 miles



HOUSEHOLDS

12,290
within 1 mile

36,165
within 3 miles

83,131
within 5 miles



AVERAGE HOUSEHOLD INCOME

\$93,409
within 1 mile

\$88,051
within 3 miles

\$83,491
within 5 miles

FINANCIALS

Tenant	Ste	Lease	SF	PSF	CAM_NNN	\$ Rent	CAM_NNN	Total
The Community Spot	100	6/16/2023-5/31/2025	2,269	\$10.00	\$6.72	\$22,690	\$15,247.68	\$37,937.68
Vacant	101	Statefarm (holdover)	1,243	\$20.60	\$6.72	\$26,103	\$8,352.96	\$33,958.76
Vacant	102	-	1,227	-	-	-	-	-
DFA Milk	103	10/25/2024-12/31/2027	2,064	\$9.50	\$6.72	\$19,608.00	\$13,870.08	\$33,478.08
L. Pruitt	104	6/1/2024-5/30/2025	825	\$14.00	\$6.72	\$11,550.00	\$5,544.00	\$17,094.00
Sybil Shumate	107	1/1/2024-1/2/2026	869	\$9.00	\$6.72	\$7,821.00	\$5,839.68	\$13,660.68
Vacant	111	-	993	-	-	-	-	-
Vacant	113	-	750	-	-	-	-	-
Family & Urgent Care Inc	115	11/06/2024-11/06/2025	1,247	\$10.00	\$6.72	\$12,470.00	\$8,379.84	\$20,849.84
			13,144 SF			\$99,744.80	\$57,234.24	\$156,979.04

SENSITIVITY ANALYSIS FOR VACANT SPACE & RESULTING PROFORMA NOI ONCE LEASED

Potential Rent + NNN	Income	Value at 8.5%	Value at 9%
\$8.00	\$89,032.00	\$1,047,435.29	\$989,244.44
\$8.50	\$94,596.50	\$1,112,900.00	\$1,051,072.22
\$9.00	\$100,161.00	\$1,178,364.71	\$1,112,900.00
\$9.50	\$105,725.50	\$1,243,829.41	\$1,174,727.78
\$10.00	\$111,290.00	\$1,309,294.12	\$1,236,555.56
\$10.50	\$116,854.50	\$1,374,758.82	\$1,298,383.33

EXPENSES

Actual NNN	2024
Taxes	\$18,065
Insurance	\$8,040
Total	\$26,105
NNN PSF	\$2.04
Total Expenses	\$59,853
Expense/Utilities + Taxes/Insurance	\$85,958
Expenses PSF	\$6.72

LANCASTER, TX



HIRING 1,500 PEOPLE

New Walmart distribution center coming to Lancaster



HIRING OVER 500 PEOPLE

Niagra Water's largest bottling center coming to Lancaster

CITY OF LANCASTER TEXAS

Located in the Southwest portion of Dallas County, the City of Lancaster is approximately 15 minutes south of Dallas and is well situated to access the Dallas/Ft. Worth Metroplex, one of the largest and most diverse in the nation. Lancaster has excellent freeway access, with Interstates 20, 35 and 45 adjacent to or in the community. The City's 33 square miles is bordered by IH-35E to the west, Ellis County to the South, Dallas (Interstate IH20) to the North and Hutchins (Interstate IH45) to the East. Lancaster is in close proximity to DART light rail service to downtown Dallas and other locations. Dallas Love Field and Dallas/Ft. Worth International Airport are within a short driving distance.

[History of the City](#)

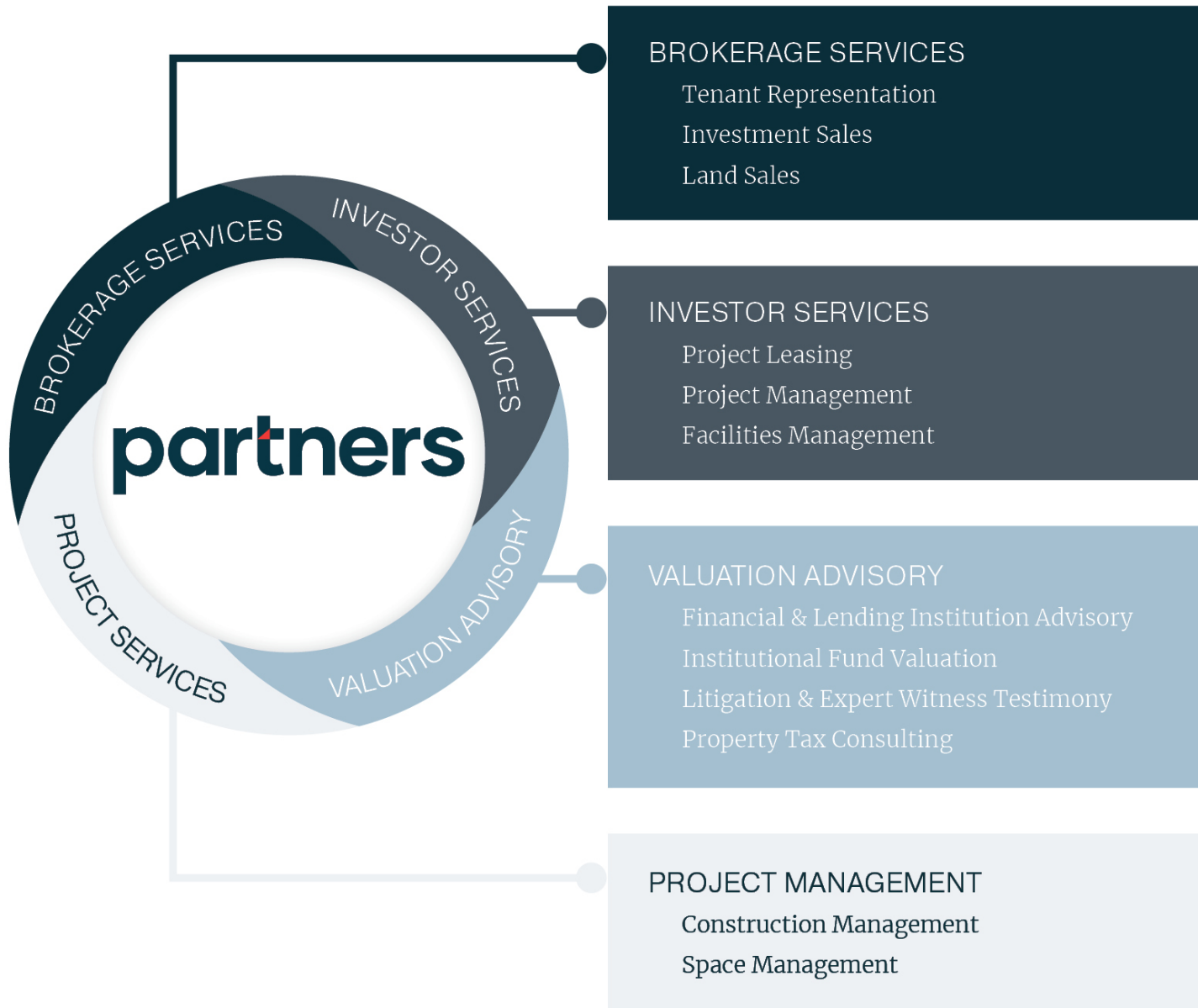
[Municipal Facilities Tour](#)

[Interactive Map](#)

[Zoning](#)

[Business Directory](#)

OUR SERVICES





PARTNERSREALSTATE.COM

HOUSTON

+ 713 629 0500
1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

AUSTIN

+1 512 580 6025
901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

SAN ANTONIO

+1 210 446 3655
112 E Pecan, Suite 1515
San Antonio, TX 78205

DALLAS

+1 214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, TX 75202



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Matt Richerson

Associate

tel +1 214.277.9005

matthew.richerson@partnersrealestate.com

Lic. #802412

Andrew Leibman

Associate

tel +1 214.471.7003

andrew.leibman@partnersrealestate.com

Lic. #775771