



LEGACY

COMMERCIAL REAL ESTATE ADVISORS



ALEXANDER BURKS
Associate Advisor
248.728.4896
alexburks@legacycrea.com



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com



SCOTT REID | PARASELL, INC.
ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com



1800 CARTWHEEL DR, GONZALES, TX 78629

FORMER NURSING HOME

FOR SALE \$587,500 |

LEGACYCREA.COM

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
ADDITIONAL PHOTOS	4
REGIONAL MAP	5
RETAILER MAP	6
AERIAL MAP	7
DEMOGRAPHICS MAP & REPORT	8
BACK PAGE	9

GONZALES, TX

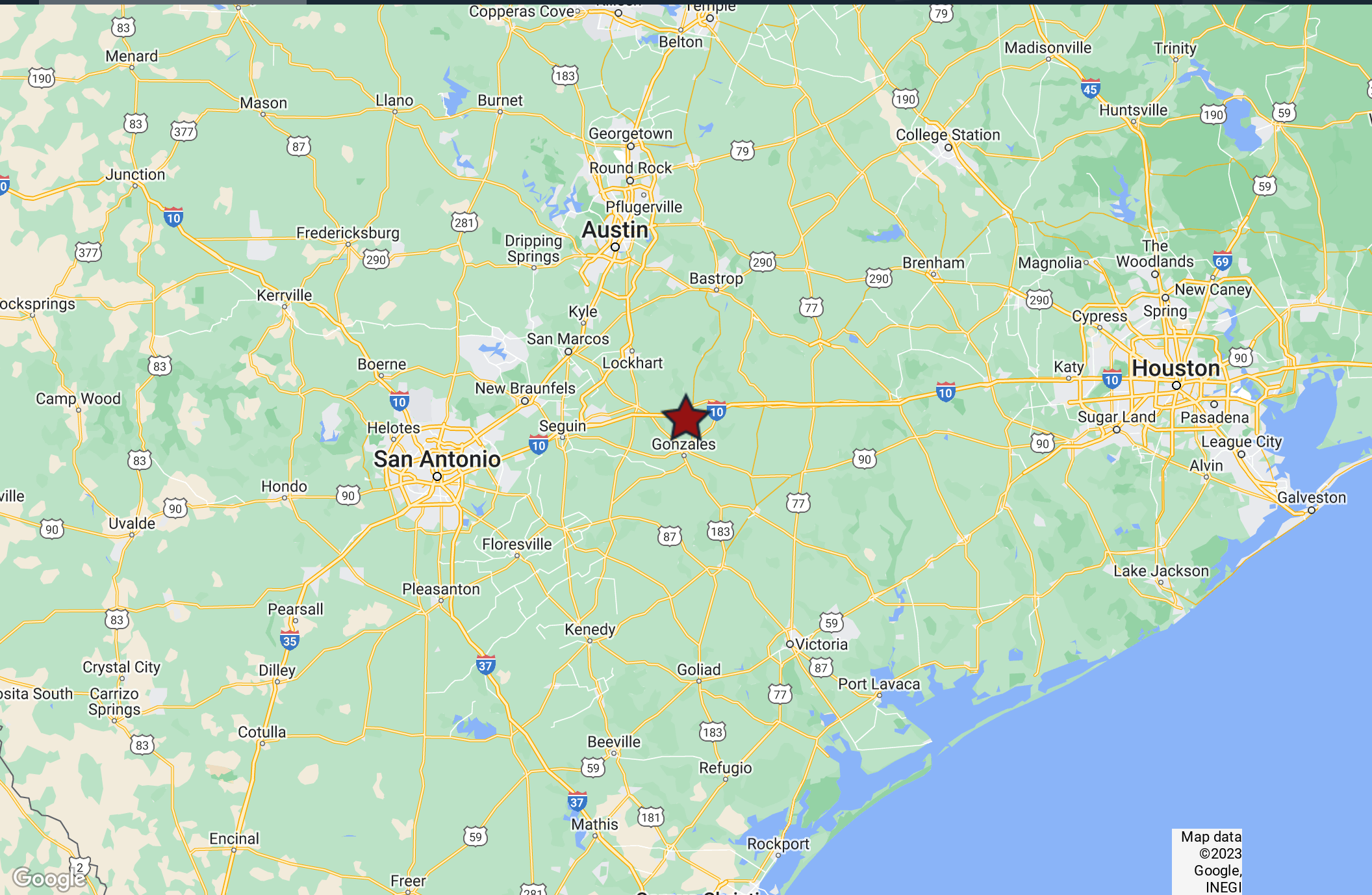
- Former Nursing Home Property in Gonzales, TX - 40,000 SF Building on 2.52 Acre Lot
- Dense Demographics - 7,000+ People Reside within 3 Mile Radius of Site
- High Traffic Counts - 16,000+ Vehicles Pass Site Daily on E Sarah DeWitt Dr
- Average Household Income Exceeds \$70,000 within 3 Mile Radius of Site
- Texas is an Income Tax Free State

PROPERTY DETAILS

Building Area:	40,000 SF
Land Area:	2.52 Acres
Price:	\$587,500
Year Built:	1970
Cap Rate:	-%
Price (PSF):	\$14.69

NOI:	-
------	---



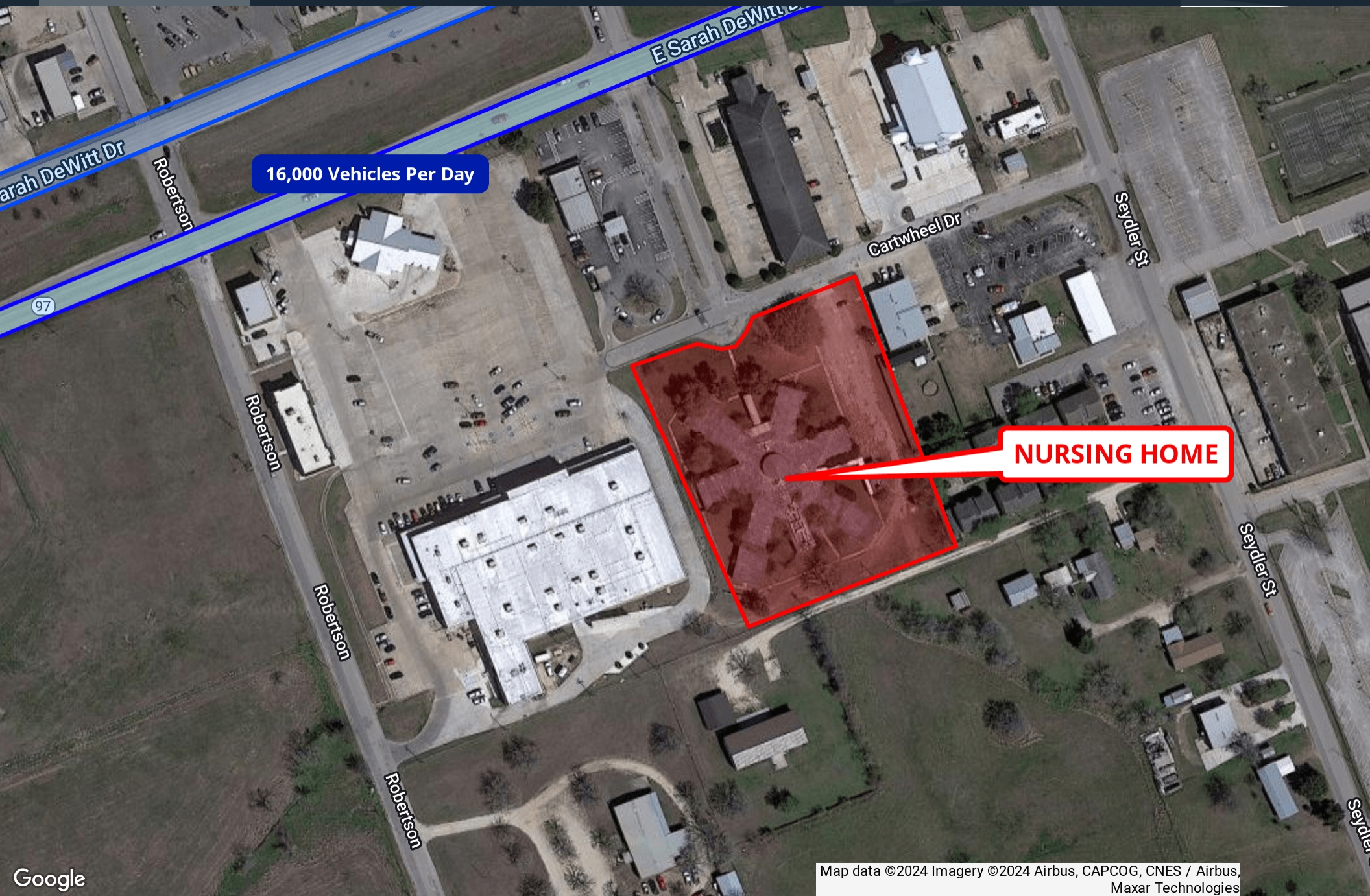


Map data
©2023
Google,
INEGI



Google

Map data ©2024 Google Imagery ©2024 Airbus, CAPCOG, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo



16,000 Vehicles Per Day

NURSING HOME

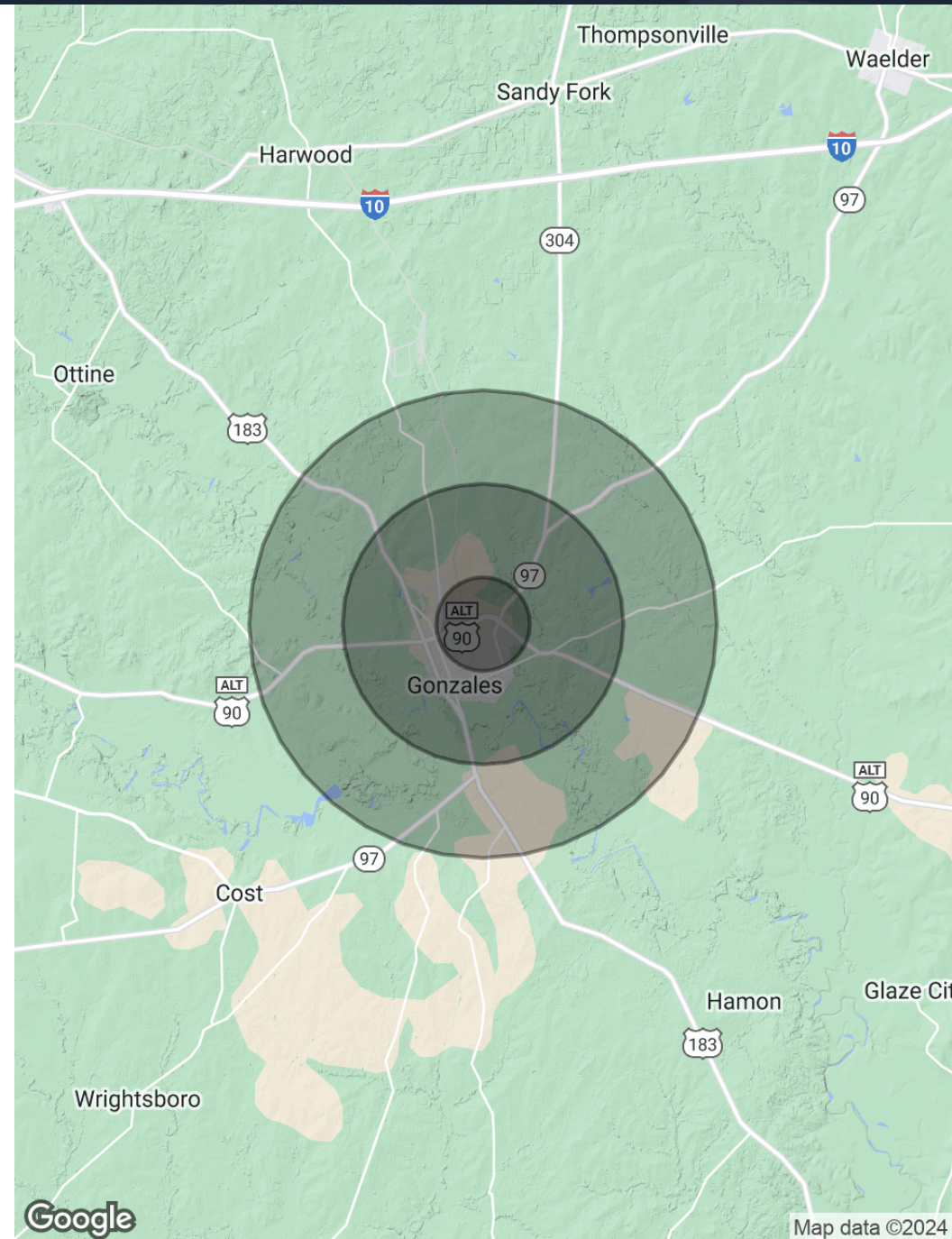
Google

Map data ©2024 Imagery ©2024 Airbus, CAPCOG, CNES / Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,390	6,823	7,695
Average Age	32.0	32.2	33.0
Average Age (Male)	31.1	34.2	34.5
Average Age (Female)	33.5	32.9	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,055	2,821	3,186
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$49,635	\$58,188	\$59,338
Average House Value	\$122,914	\$125,569	\$128,072

2020 American Community Survey (ACS)





LEGACY

COMMERCIAL REAL ESTATE ADVISORS

ALEXANDER BURKS
Associate Advisor
248.728.4896
alexburks@legacycrea.com

DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com

SCOTT REID | PARASELL, INC.
ParaSell, Inc.
949.942.6585
broker@parasellinc.com

LEGACYCREA.COM

29777 Telegraph Rd Suite 4526
Southfield, MI 48034

