



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

ZACH HORN 832.794.0767

**105 S Marcus Street**  
Alto, TX 75925

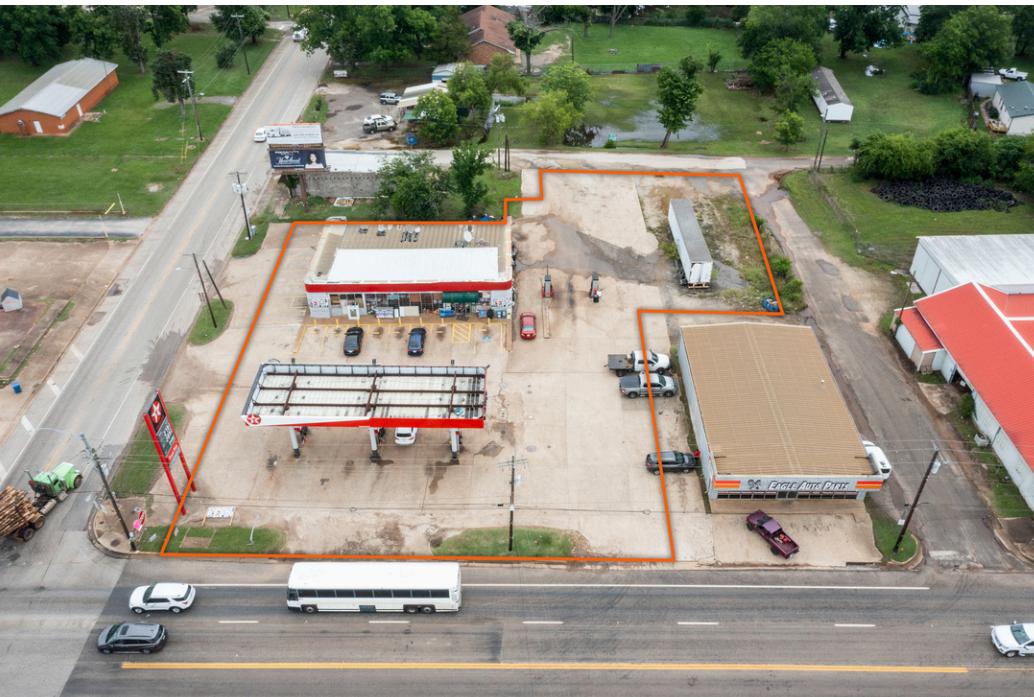
[www.riverstonecos.com](http://www.riverstonecos.com) | 1095 Evergreen Circle, Suite 218 | The Woodlands, TX 77380

# 105 S Marcus Street

## PROPERTY HIGHLIGHTS

- Hard corner with excellent visibility
- Dual access from main thoroughfares
  - Hwy 21 & S Marcus St (Hwy 69)
- Combined traffic count of over 13,500 vehicles per day
- Zero landlord responsibilities making it an ideal, no-management investment opportunity for a passive investor
- Centrally located between Jacksonville, Lufkin, and Crockett

**\*This listing may be purchased individually or as part of a package with a similar nearby property also available for sale. (Call Broker For Information)**



## OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	±0.96 Acres
Building Size:	3,750 SF
CAP Rate:	7.06%
NOI:	\$120,000.00

## LEASE SUMMARY

Tenant:	Alto Business LLC
Expense Structure:	Absolute NNN
Roof & Structure:	Tenant
Lease Commencement Date:	Close of Escrow (TBD)
Lease Term:	15 Years
Options:	Two (2), Five (5) Year Extensions
Rental Increases:	6% Every 5 Years

## ANNUALIZED OPERATING DATA:

YEAR	ANNUAL BASE RENT	CAP RATE
Years 1-5:	\$120,000.00	7.06%
Years 6-10:	\$127,200.00	7.48%
Years 11-15:	\$134,832.00	7.93%
Years 16-20 (Option 1):	\$142,922.00	8.41%
Years 21-25 (Option 2):	\$151,497.00	8.91%



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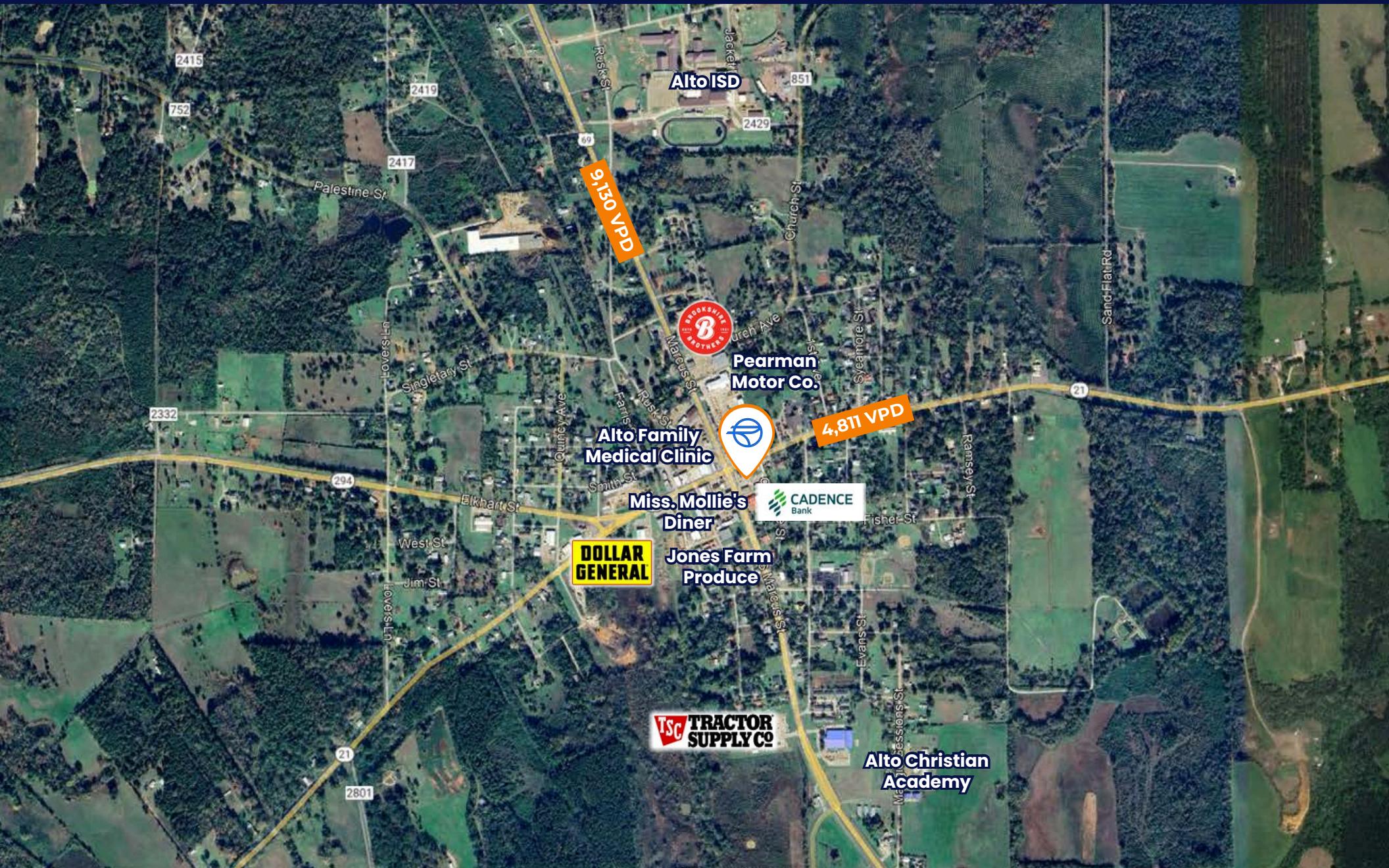
**ZACH HORN**  
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# 105 S Marcus Street | Aerial Photos



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# Site Demographic Summary



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Ring of 5 miles

## KEY FACTS

43.0

Median Age

\$45,853

Median Disposable Income



1,041  
Households



2,592  
2023 Total Population

## EDUCATION

19%



No High School Diploma

29%



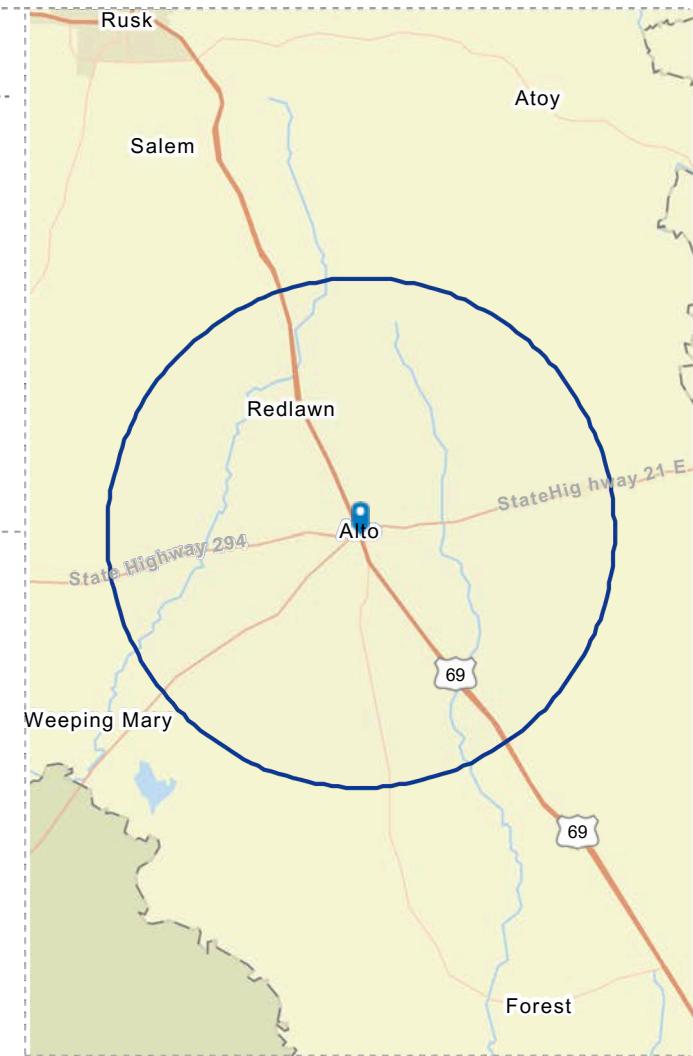
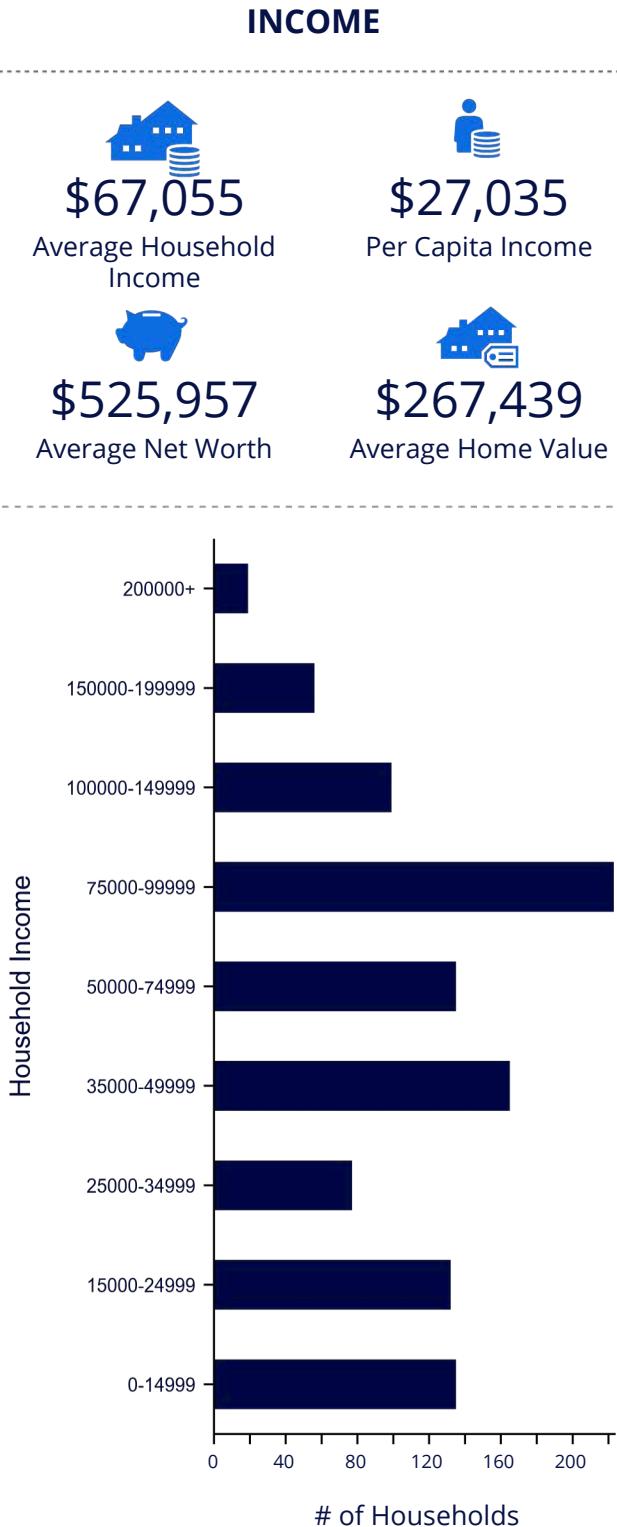
Some College

38%



College Graduate

14%



## EMPLOYMENT

46%

White Collar

31%

Blue Collar

23%

3.6%

Unemployment Rate

# INFORMATION ABOUT BROKERAGE SERVICES

**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.**

## **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## **A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

### **Riverstone Companies, LLC**

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### **James Jones**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### **Zachary Horn**

Sales Agent/Associate's Name

### **9008522**

License No.

### **545598**

License No.

License No.

### **799972**

License No.

Buyer/Tenant/Seller/Landlord Initials

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Email

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