

1161 N ESPLANADE ST

CUERO, TEXAS 77954



REDUCED PRICE
HIGHER CAP:

\$5,800,000.00

Grocery Anchored 64,868 SF building on 3.7 acres with over 290' of U.S. 183 frontage. The new Brookshire Brothers Grocer's flagship store takes up 40,476 SF of the center and is on a NNN Lease and Gross Sales Clause. Cuero, Texas is located on the main artery between Austin, Texas and the coastal areas on the Gulf of Mexico. The city is currently expanding with the opening of a new Amherst Modular Homes Factory and creating 186 new jobs to the area.

290

FEET OF US 183 (77A)
HIGHWAY FRONTAGE

23,718

DAILY TRAFFIC COUNT
(PER TXDOT 2021)

7%

CAP RATE

100%

OCCUPANCY RATE

2022

CONSTRUCTION OF
BROOKSHIRE BROTHERS
GROGER, COMPLETED
SUMMER 22

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