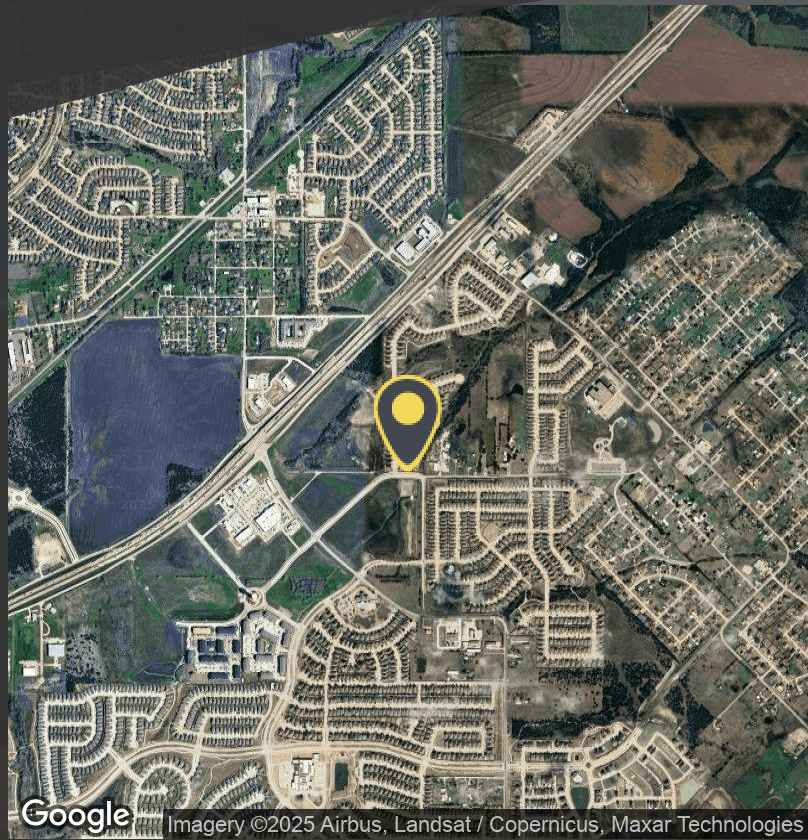


FOR LEASE

3723 S. FM 551, ROYSE CITY, TX SEC FM 551 & HWY 276

ROYSE CITY, TX 75189



OFFERING SUMMARY

Sale Price:	\$2,300,000
Lease Rate:	\$10.00 + NNN
Building Size:	13,200 SF
Available For Lease:	7200
Lot Size:	72.685 Acres
Number of Units:	2
NNN:	\$2.50
Year Built:	2003

PROPERTY OVERVIEW

Office/industrial flex space -2 story building 13200 SF. 6000 sf leased
3600 - 1st Floor back of building available for lease

3600 SF - 2nd Floor available for lease.

Lease Price: \$10.00 PSF + NNN (\$2.50/SF)

Sale Price: \$2,300,000 - The current tenant has outgrown the space and will vacate upon the sale, providing the buyer with full occupancy if desired.

PROPERTY HIGHLIGHTS

- 7200 SF industrial building
- Office spaces
- Ample parking for staff
- Easy access to major highways
- Proximity to skilled labor force
- High-speed fiber internet/Back up generators
- Pole signage available

For more information or to schedule a tour, please contact:

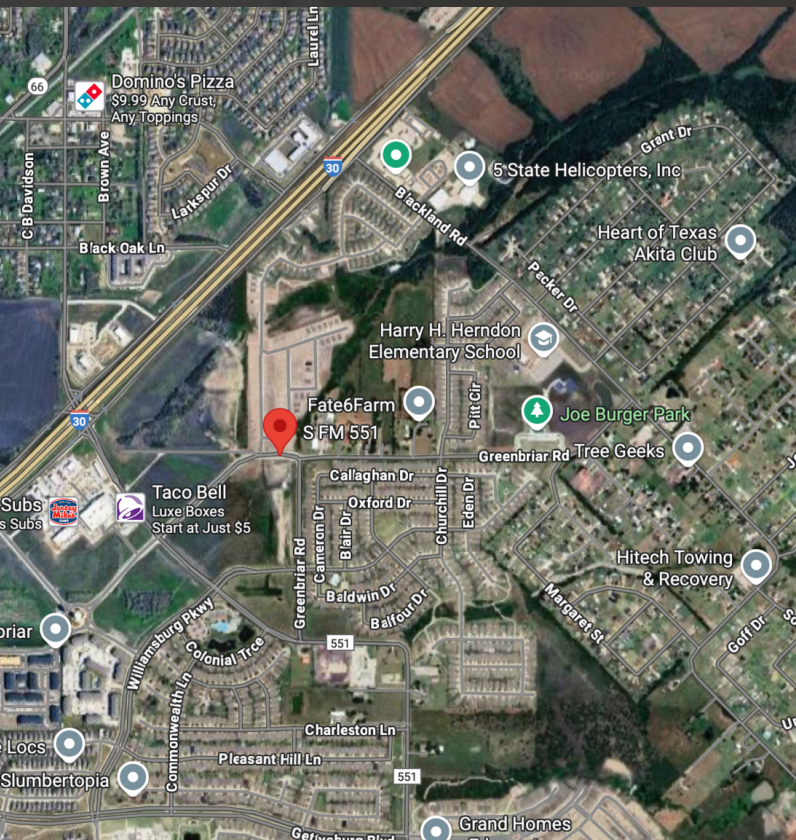
Najdi Rafaty O: 214.267.9860
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FLOOR PLAN

BACK BUILDING – 1ST FLOOR – 3,600 SF



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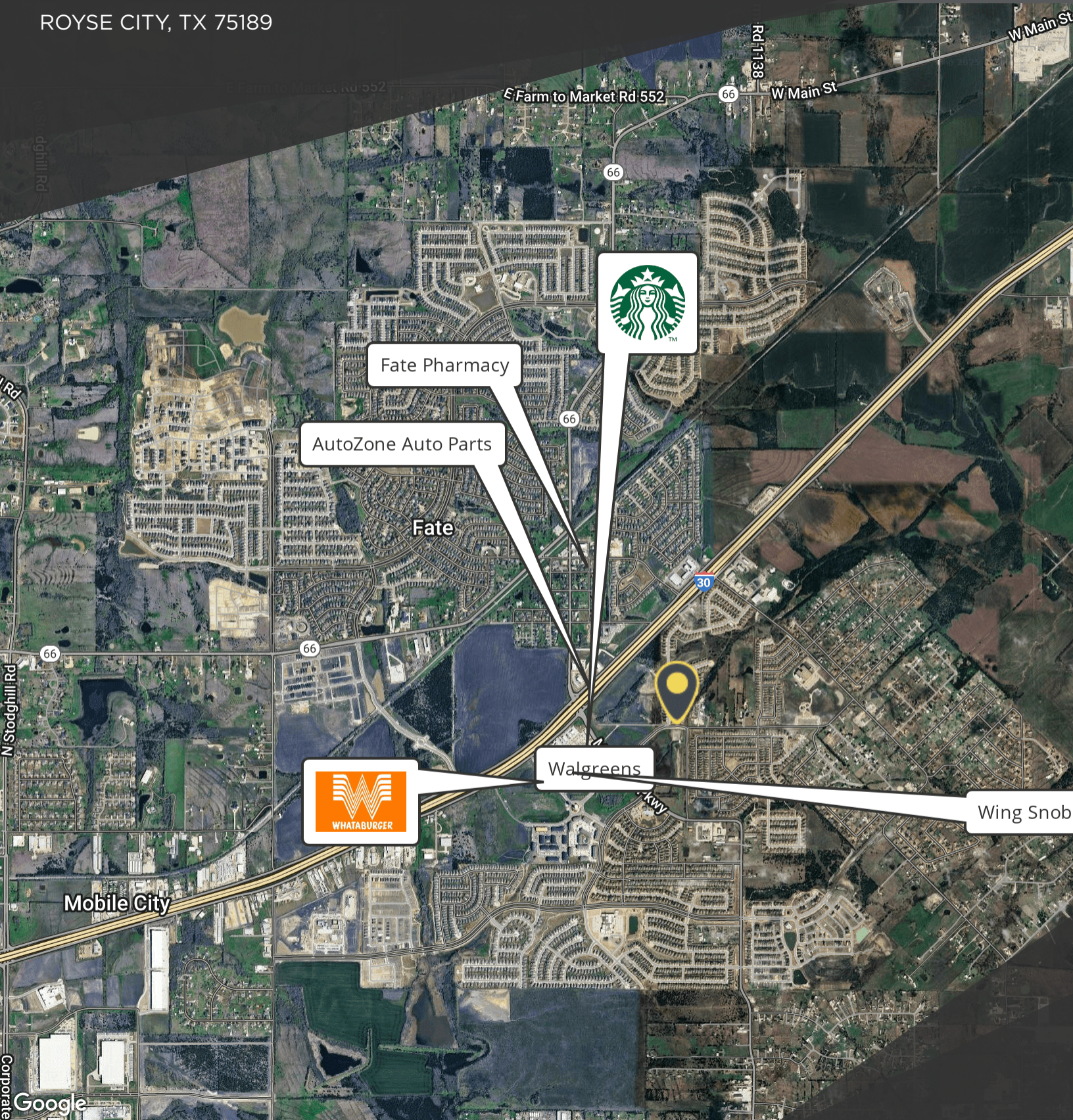
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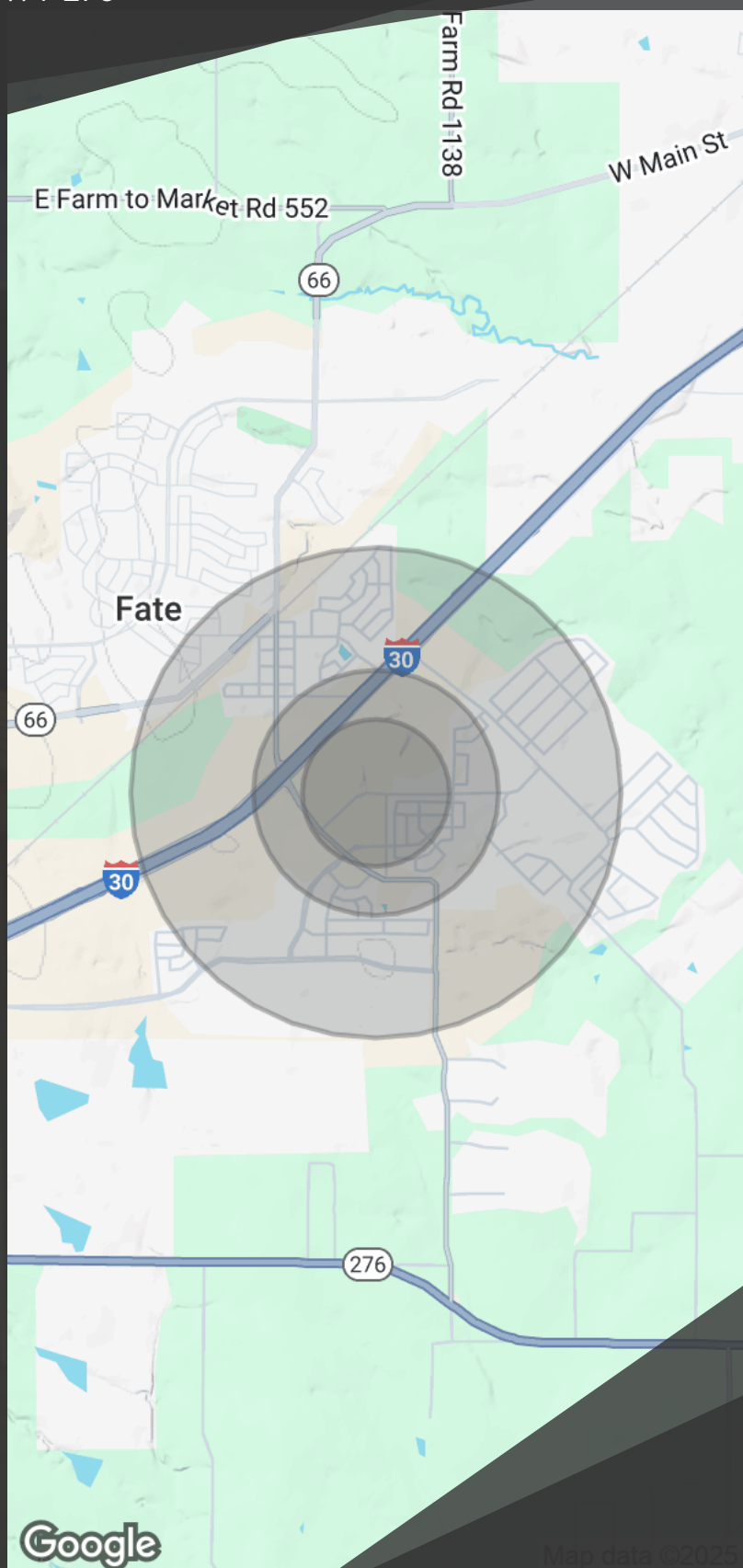
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	736	1,957	9,436
Average Age	34	34	34
Average Age (Male)	34	34	34
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	581	2,865
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$111,352	\$117,914	\$120,133
Average House Value	\$303,556	\$314,693	\$329,080

Demographics data derived from AlphaMap



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