



Northmarq



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Vice President

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**PRICE**  
\$581,000



**CAP**  
8.00%



# DEPARTMENT OF FAMILY & PROTECTIVE SERVICES (DFPS)

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the property located at 200 University Ave, Wharton, Texas (the "Property"). The property is leased to the State of Texas, which carries an investment-grade credit rating of AAA by Standard & Poor's and Aaa by Moody's. This location is operated by the Department of Family and Protective Services (DFPS).

The DFPS has been at this location for just over 10 years, since 2015. They just renewed for an additional 5 years. The lease features annual CPI increases of 50% of the CPI, the highest allowed by the State of Texas. The Building was a Build-to-Suit for the DFPS in 2014. The building is a total of 4,560 SF, however the Tenant's lease is based on the net useable 3,821 SF.



STATE OF TEXAS  
INVESTMENT GRADE TENANT



LOW PRICE POINT



RECENT LEASE RENEWAL

