

SALE

Hicks Business Park

7400-7450 FARM TO MARKET ROAD 2449

Ponder, TX 76259

PRESENTED BY:

GREG JOHNSON

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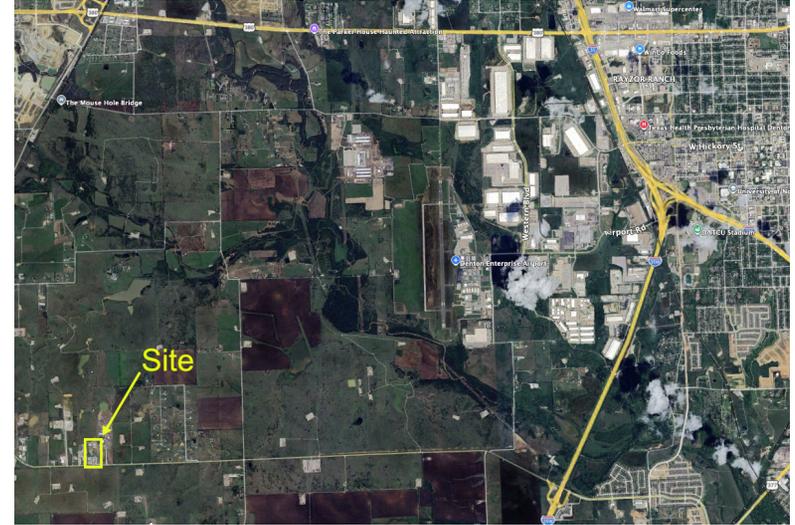
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	11.1 Acres
BUILDING 1: VACANT	17,189 SF
BUILDING 2: LEASED	12,000 SF
BUILDING 3: LEASED	5,000 SF
BUILDING 4: LEASED	5,000 SF
BUILDING 5: VACANT	5,915 SF
BUILDING 6: LEASED	5,915 SF

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PROPERTY DESCRIPTION

The Hicks Business Park offers an opportunity for both Owner Users and Investors alike. Existing cash flow on five leased buildings, totaling 33,830 SF, offer immediate revenue to an Owner User or Investor. Owner Users can occupy up to 23,104 of the leasable SF across two vacant buildings. There is additional value add potential for investors by leasing vacant buildings on NNN leases and converting existing gross leases to NNN as they roll. Adjacent vacant land could potentially offer paths to future development.

LOCATION DESCRIPTION

The Hicks Business Park is located on FM 2449, less than 5 miles west of I-35W and 2 miles east of FM 156. The property has approximately 490 feet of frontage and two points of access on FM 2449. The Hicks Business Park also benefits from being located outside of city limits in the ETJ.

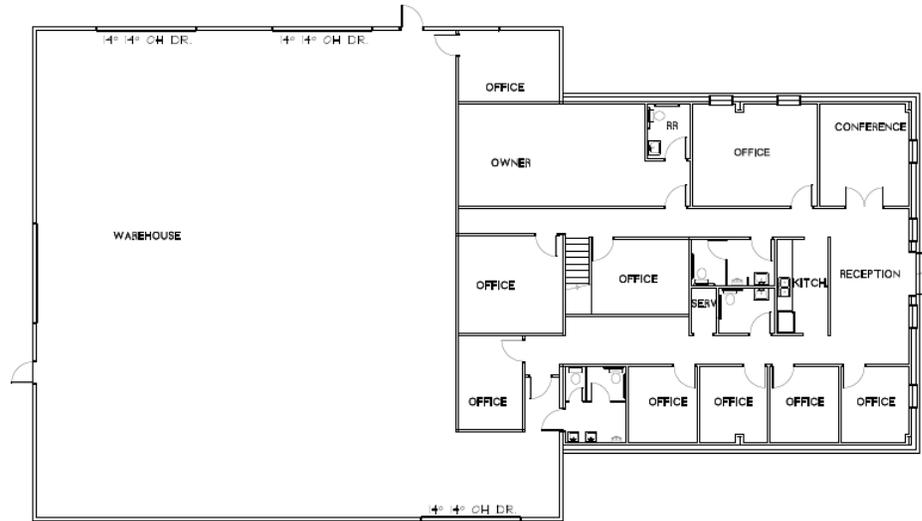
ADDITIONAL PHOTOS



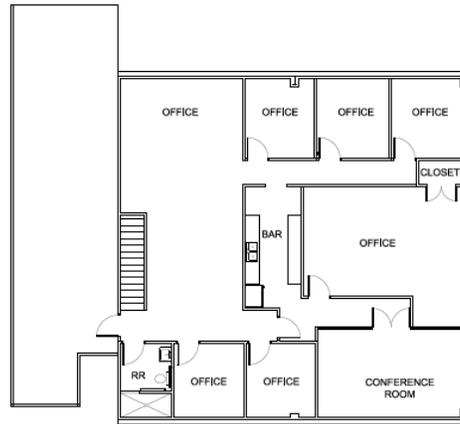
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BUILDING 1 FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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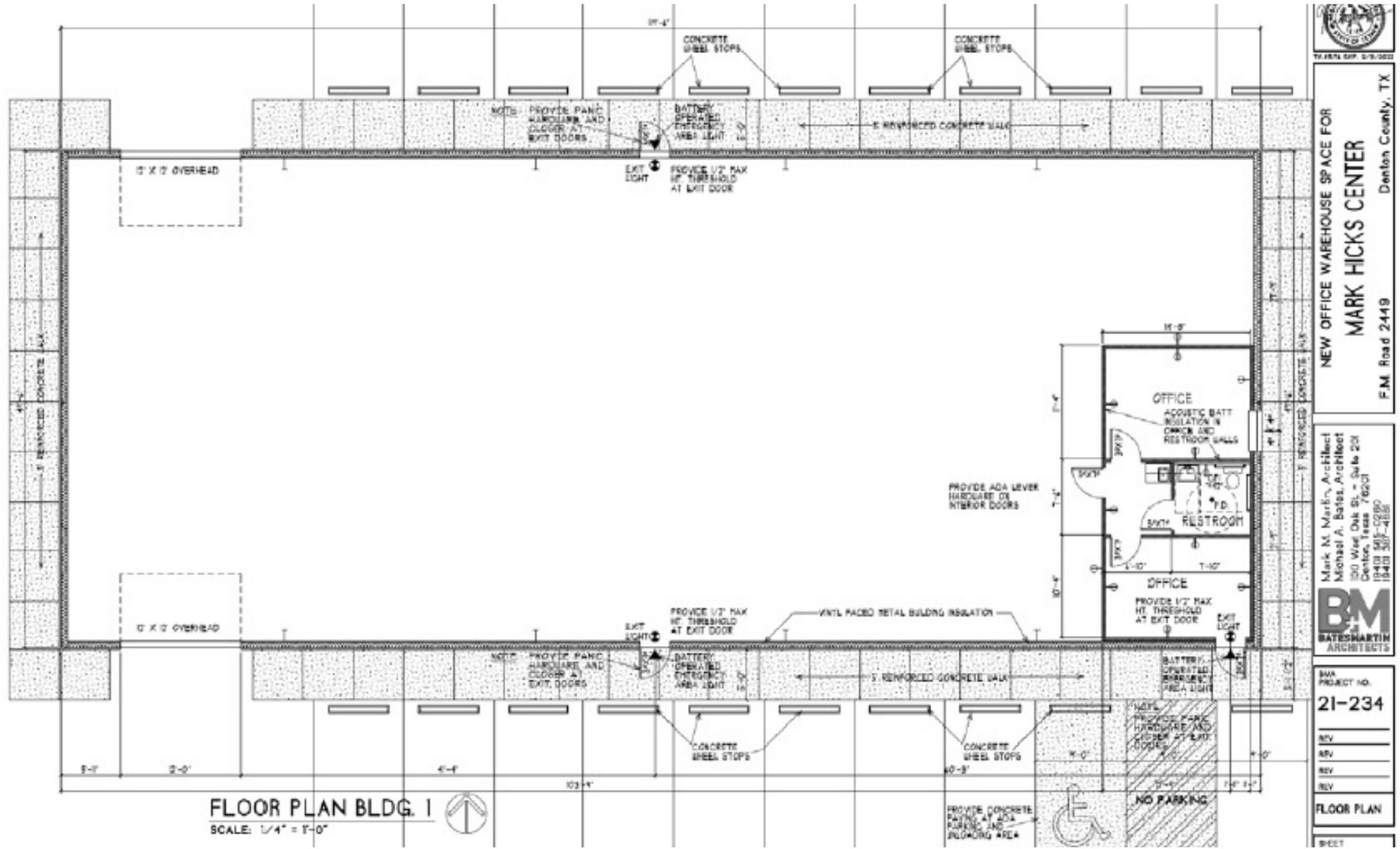
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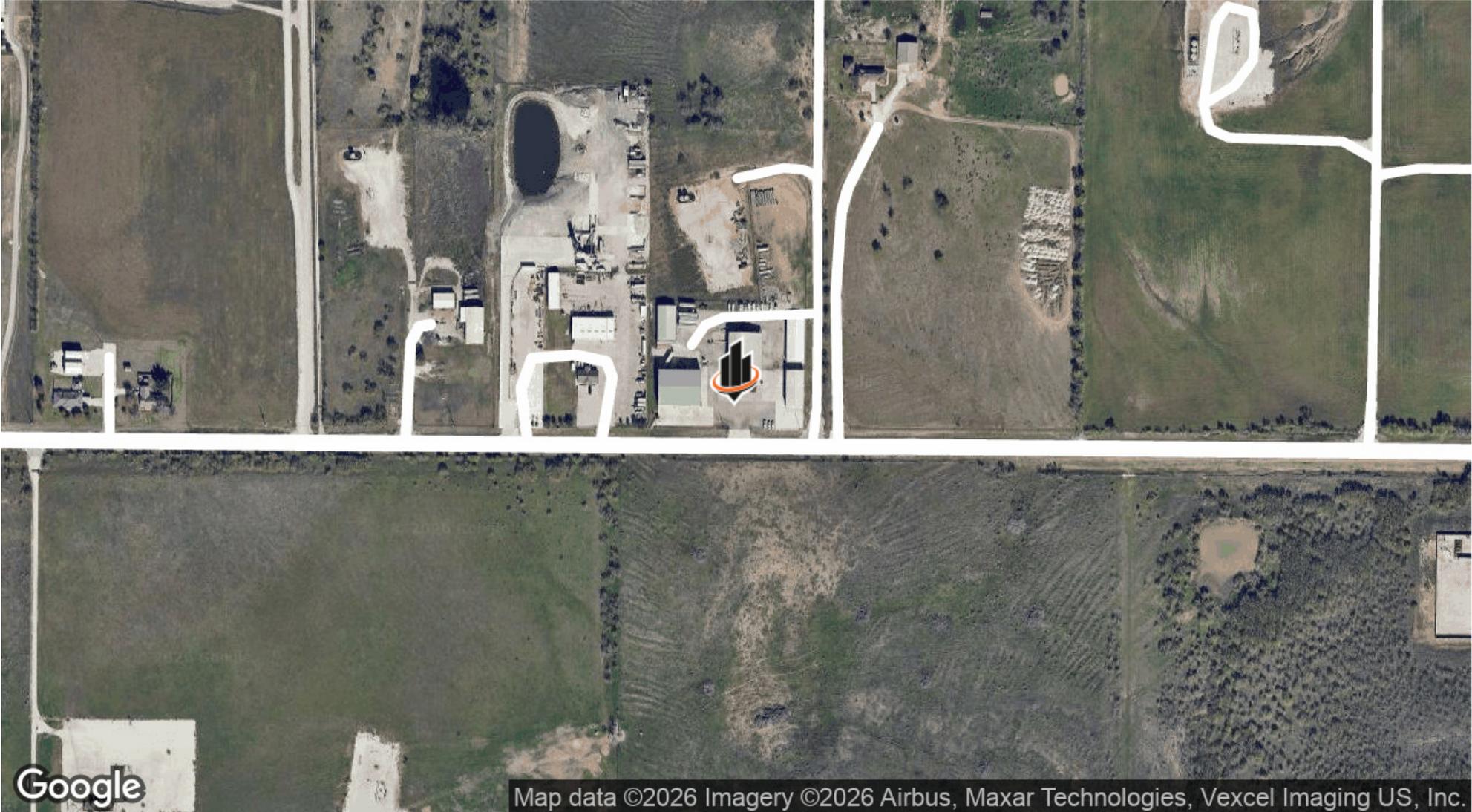
BUILDING 5 FLOOR PLAN



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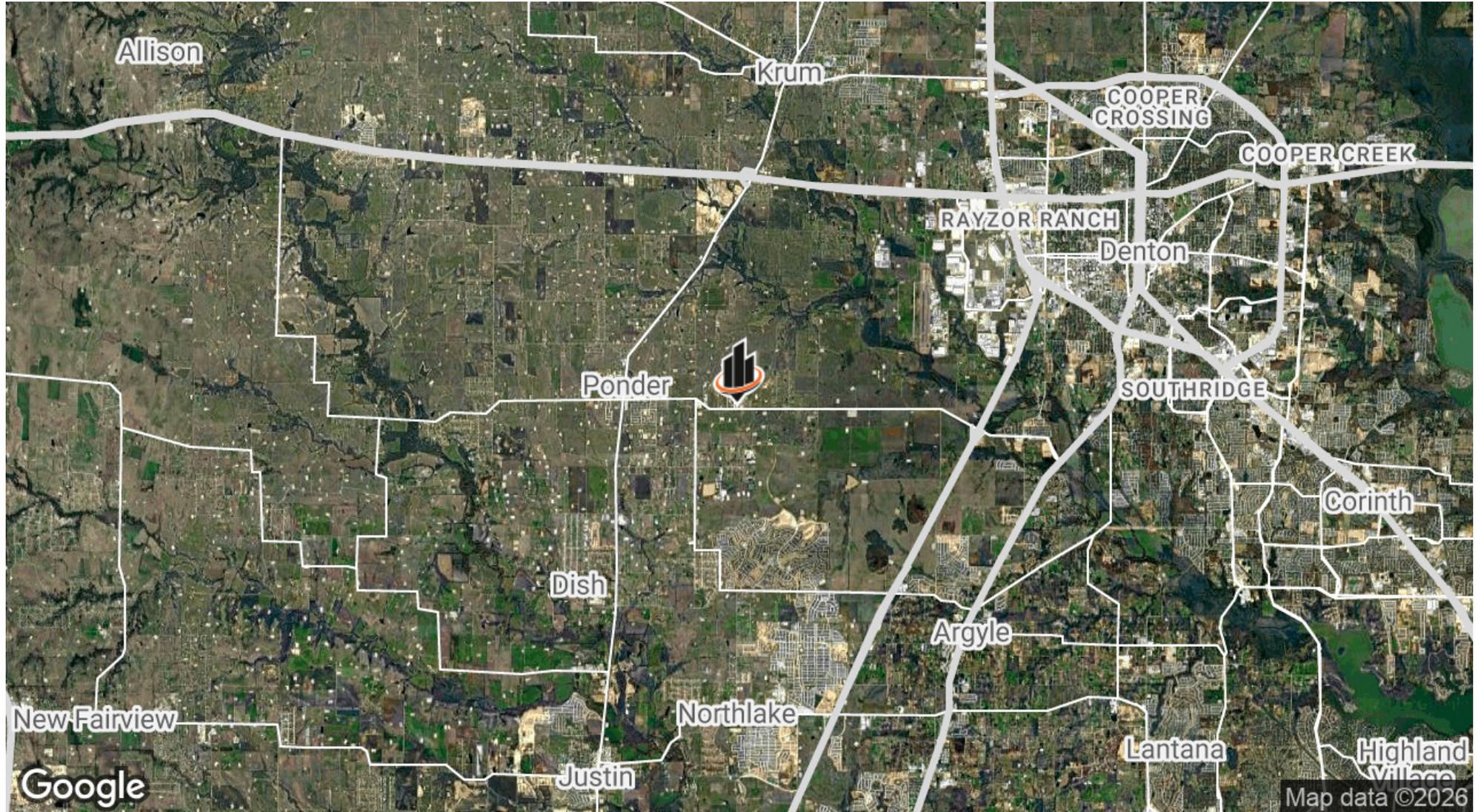
LOCATION MAP



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AERIAL MAP



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MEET THE TEAM



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