

MULTI-TENANT INVESTMENT PROPERTY (THREE TENANTS + KIOSK)



\$4,190,000
PURCHASE PRICE



7.75%
CAP RATE

LOCATION	2401-2411 Texas 36, Gatesville, TX 76528
INTEREST	Fee Simple
RBA	+/- 44,356 SF
ACREAGE	+/- 5.74 acres
OCCUPANCY	100%
NET OPEARTING INCOME	\$324,700



POTENTIAL FOR QSR OUTPARCEL



TRACTOR SUPPLY CO. & BEALLS ANCHOR TENANTS



RECENT CAPITAL IMPROVEMENT



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