

# SINGLE TENANT NET LEASE TEXAS INDUSTRIAL

234 WEST AVENUE L | SAN ANGELO, TX 76903



**BRANDON SANDERS**

325.653.1489

[brandon@steveeustisrealestate.com](mailto:brandon@steveeustisrealestate.com)

**TYLER NEPOTE**

913.638.1626

[tyler@wedgewoodcp.com](mailto:tyler@wedgewoodcp.com)



**STEVE EUSTIS CO., REALTORS**  
Commercial & Investment Properties



**6+ YEAR | STNL**

**OFFERING MEMORANDUM**



## OFFERING SUMMARY

SALE PRICE	\$5,950,000
BUILDING SIZE	114,991 SF on 13 AC
\$/SF AT LIST	\$51.74
FEB 2026 NOI *	\$448,464
CAP RATE AT CLOSING	7.53%
CAP RATE (AVG over Lease Term)	8.2%
YEAR BUILT/RENOVATED	1969/2022-2024

*\*Seller will credit Purchaser difference in Base Rent at Closing*

## PROPERTY OVERVIEW

This offering consists of a Single Tenant NNN lease located in San Angelo, TX. The lease features a 7 year lease with **6+ years** remaining on the original lease. There are 2-5 year options remaining. Landlord is responsible for only roof (2022) and structure. The property recently underwent a **\$1.2M** renovation, including a new TPO roof with a transferable warranty. The property includes ~4 acres of excess land (NAP Lease) for expansion or future development.

## TRANSACTION HIGHLIGHTS



Single Tenant NNN Lease with Landlord Responsibility only being Roof & Structure



3% Annual Rent Increases



Excellent Real Estate Fundamentals - Priced at below replacement cost and below market rent, the offering provides an excellent basis















Strong Credit Tenant - Principal LED has 150+ years of combined experience serving the LED signage market



Value Add of ~ 4 AC additional for future development land or expansion



# PROPERTY DETAILS

-  **Power - 2000A, 480V, 3 Phase**  
**800A/208/120 service (Office)**
-  **Ceiling Height - 24 ft**
-  **Roof - New TPO in 2020**  
**Warranty through 2030; TPO 2035**
-  **Dock High Doors - 15**  
**Grade Level Doors - 1**
-  **Sprinklers - Yes**
-  **New High Bay LED Lighting**
-  **Heated - Yes, Gas 2,500,000 btu**
-  **Security System - Yes**
-  **Column Spacing - 36ftx25 ft**
-  **Yard - Yes, Fenced & Unpaved**
-  **Zoning - Light Manufacturing**
-  **Construction - Tilt Wall**



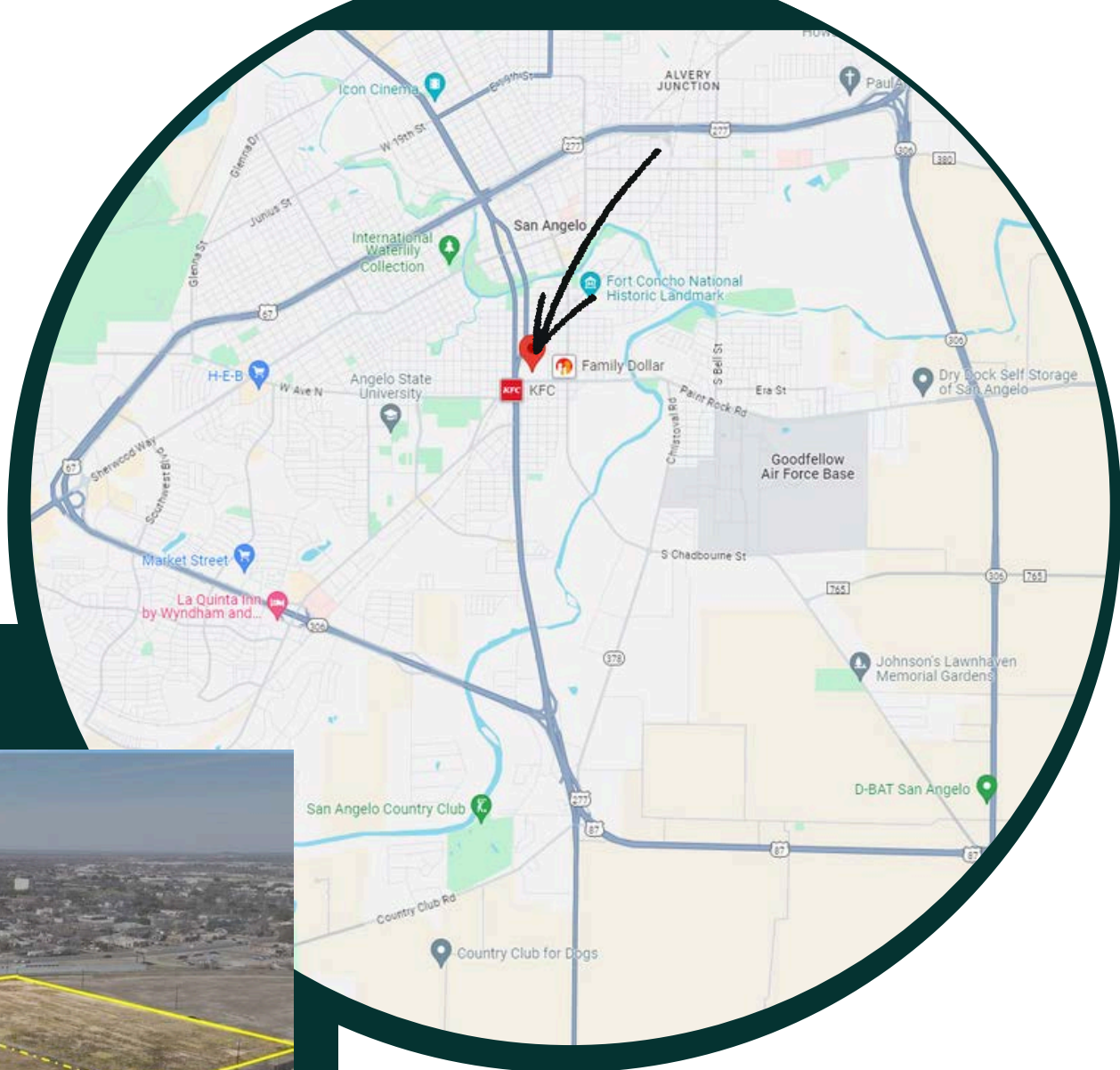


# PROPERTY Photos





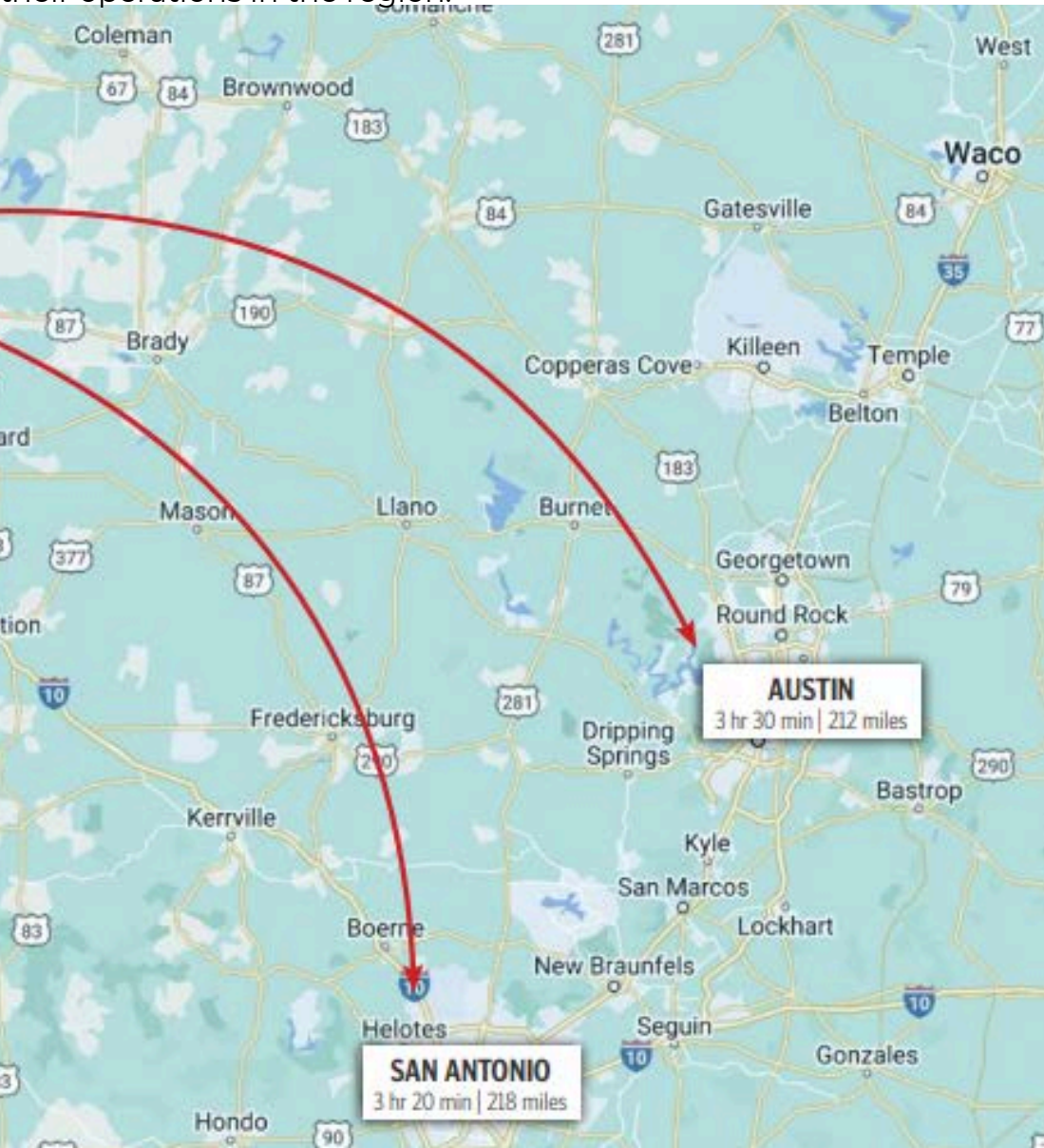
**PROPERTY AERIAL**  
**114,991 Sq Ft**  
**of buildings on**  
**13 Acres**



 **WEDGEWOOD**  
CAPITAL PARTNERS

## LOCATION OVERVIEW

**San Angelo , Texas** is a regional economic hub in West Texas due to its location along major transportation routes. San Angelo is home to approximately 100,000 residents. The population size fosters a dynamic market for businesses, offering a blend of local support and workforce talent. The city's business-friendly policies and supportive infrastructure, coupled with a strong sense of community and quality of life, make San Angelo an attractive destination for entrepreneurs and corporations alike seeking to establish or expand their operations in the region.



## METROPLEX GROWTH

POPULATION	100,000
MEDIAN AGE	33
HOUSEHOLDS	37,000
AVG HOUSEHOLD INCOME	\$53,500

## ECONOMY

**San Angelo , Texas** thrives on a diverse economic base that includes agriculture, healthcare, education and manufacturing industries. The city's strategic location along major transportation routes has contributed to its growth as a regional hub for commerce and trade. Recent developments in manufacturing and technology sectors have further diversified the economy, attracting new businesses and opportunities for growth in San Angelo.