



# OFFERING MEMORANDUM

300 S CEDAR ST  
CROCKETT, TX 75835

100% Occupied Triplex. Originally constructed as an office building, now professionally converted into a triplex. Ideal for investors looking for a reliable income-producing property



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# PROPERTY SUMMARY

300 S Cedar St, Crockett, TX 75835

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**SALE PRICE:** \$275,000

**NUMBER OF UNITS:** 3

**YEAR BUILT:** 2023

**PROPERTY TYPE:** Multifamily

**LOT SIZE:** 13,968 SF

**BUILDING SIZE:** 3,718 SF

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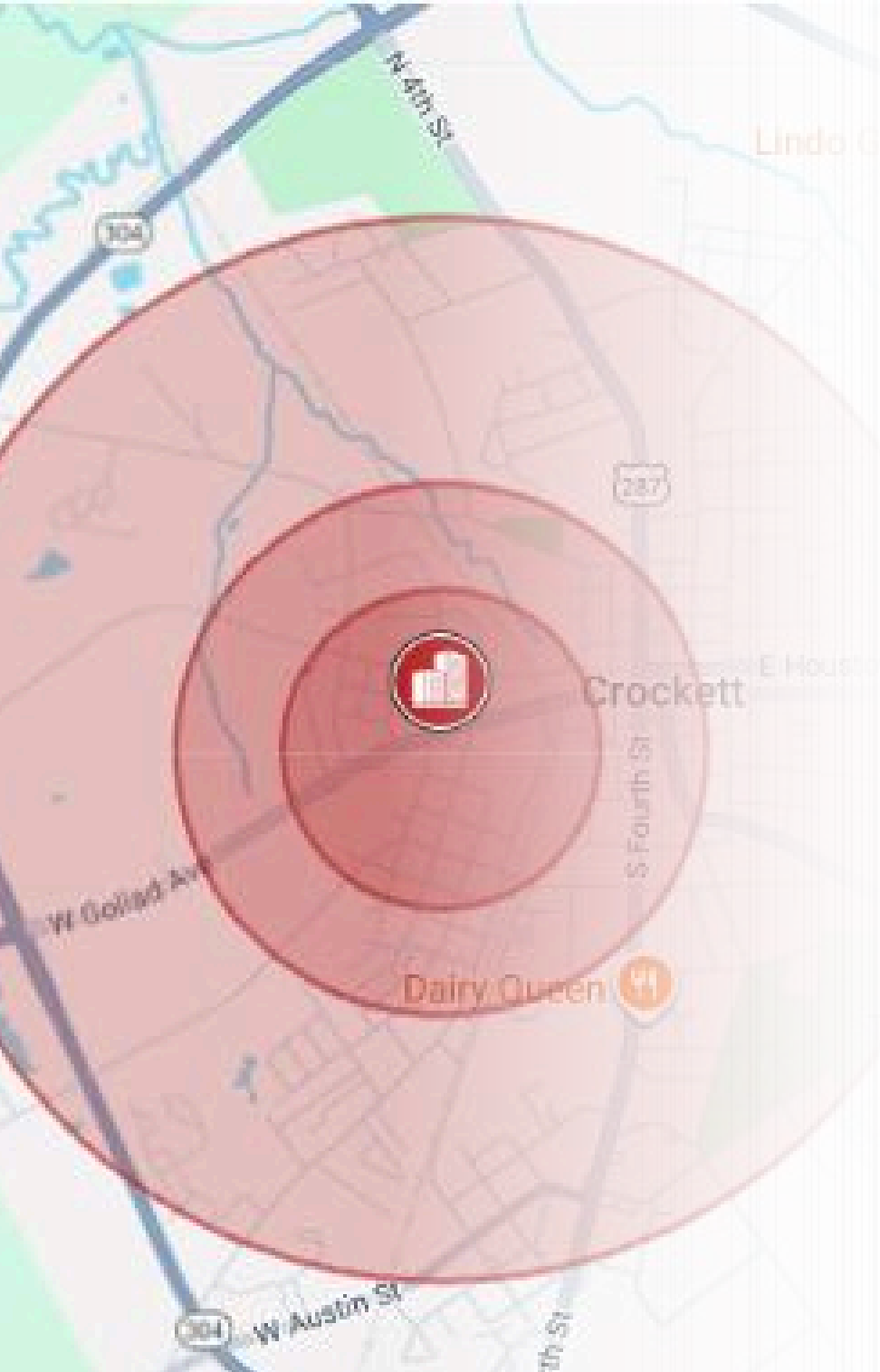


# PROPERTY HIGHLIGHTS

## Turnkey Triplex Investment Opportunity in the Heart of Crockett, TX

- Originally constructed as an office building, now professionally converted into a triplex
- Two 3-bedroom, 1-bath units
- One 2-bedroom, 1-bath unit
- Private entrances for each unit, plus indoor hallway access for added flexibility
- Fire safety door inside the building for enhanced security
- Shared fenced backyard for tenant enjoyment
- All leases secured through 2025 with expiration dates in May, June, and September
- Provides immediate cash flow and tenant stability
- Ideal for investors looking for a reliable income-producing property





## AREA OVERVIEW

- Conveniently located near downtown Crockett
- less than 5 minutes to Walmart Supercenter (1225 E Loop 304)
- Nearby grocery options including Brookshire Brothers (401 N 4th St)
- Close to CVS Pharmacy (801 E Loop 304) for prescriptions and essentials
- Quick access to Dollar General (1300 E Houston Ave) for everyday needs
- Just down the road from Tractor Supply Co. (1300 E Loop 304) for hardware, feed, and outdoor gear
- Surrounded by restaurants, shops, and local services

	0.3 Miles	0.5 Miles	1 Miles
Total households	172	364	1,421
Total population	419	902	3,419
Persons per household	2.4	2.5	2.4
Average household income	\$52,433	\$60,326	\$76,333
Average house value	\$172,237	\$178,593	\$183,332
Average age	39	39	39
Average age male	38	38	37
Average age female	40	40	40



# RETAILER MAP







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