

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$560,000
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	4,500 SF
Available SF:	2,250 - 4,500 SF
Lot Size:	12,167 SF
Number of Units:	2
Year Built:	2024

### PROPERTY OVERVIEW

This newly constructed flex-industrial building is ideal for various business types. Situated with close proximity to both Nichols Hills and Chisolm Creek, with excellent highway accessibility, this property is a must see.

### PROPERTY HIGHLIGHTS

- Newly constructed clear span building
- 2 (14'H x 12'W) Automatic overhead doors
- Ideal for storage, distribution, contractors, garage, etc.
- Build to suit options that allows tenants to avoid high upfront capital expenditures associated with purchasing or renovating existing buildings.
- 18' Clear Height
- LED Lighting
- Two fully built-out bathrooms
- Mop sink located in warehouse

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1035 NORTHWEST 112TH STREET  
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## ADDITIONAL PHOTOS



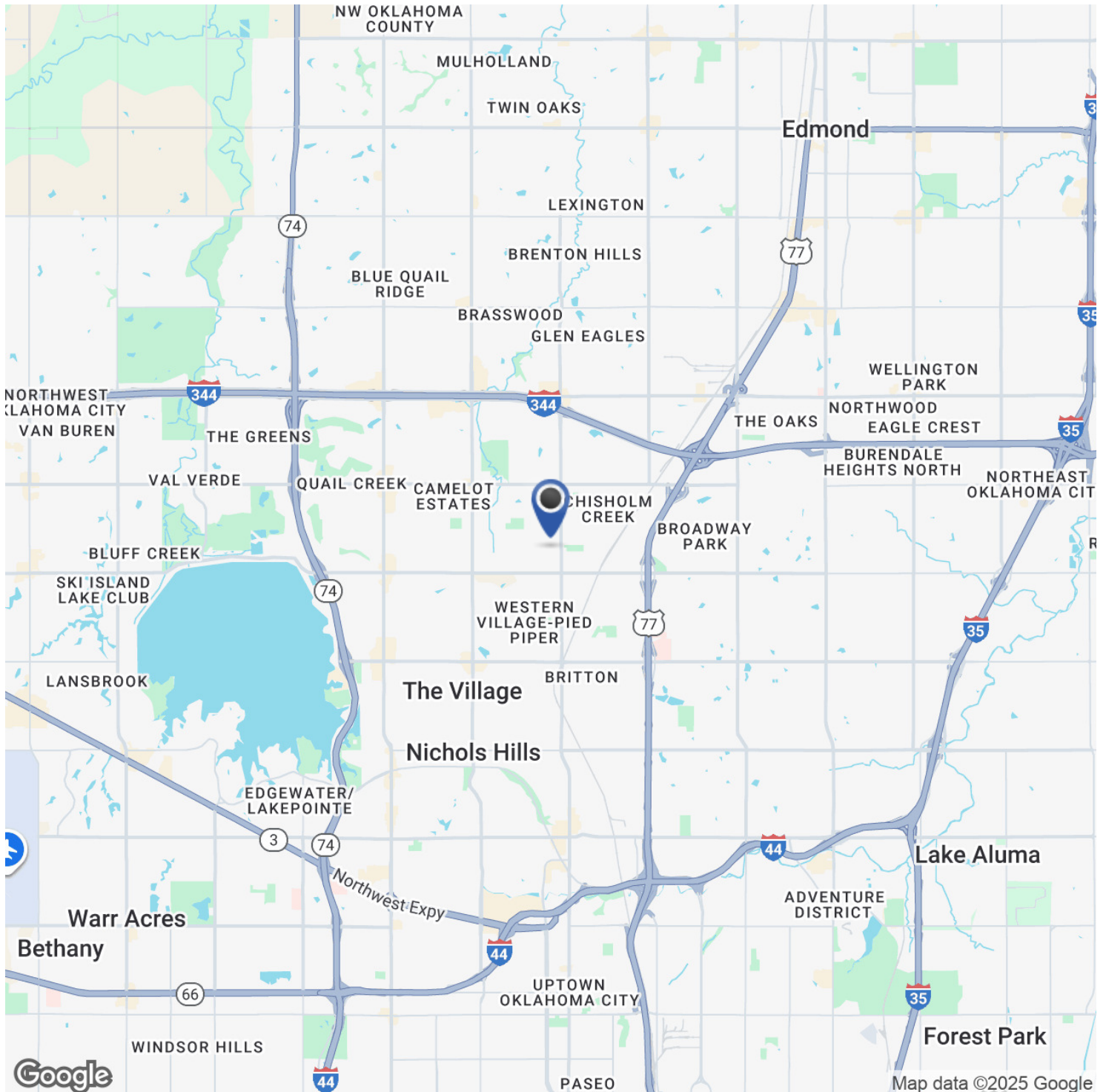
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## LOCATION MAP

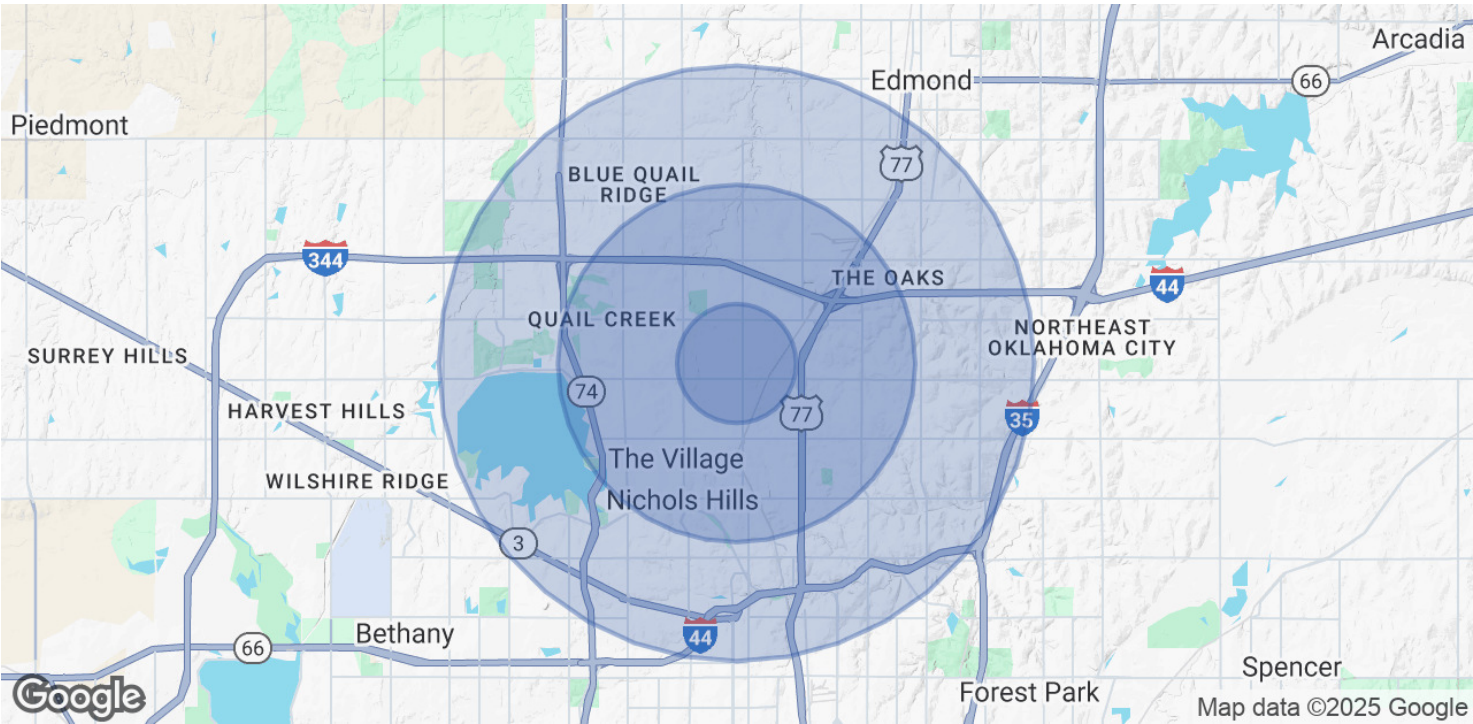


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,400	65,783	174,736
Average Age	36	39	40
Average Age (Male)	34	37	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,511	30,270	77,036
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$56,357	\$92,056	\$103,136
Average House Value	\$176,691	\$320,327	\$327,593

Demographics data derived from AlphaMap