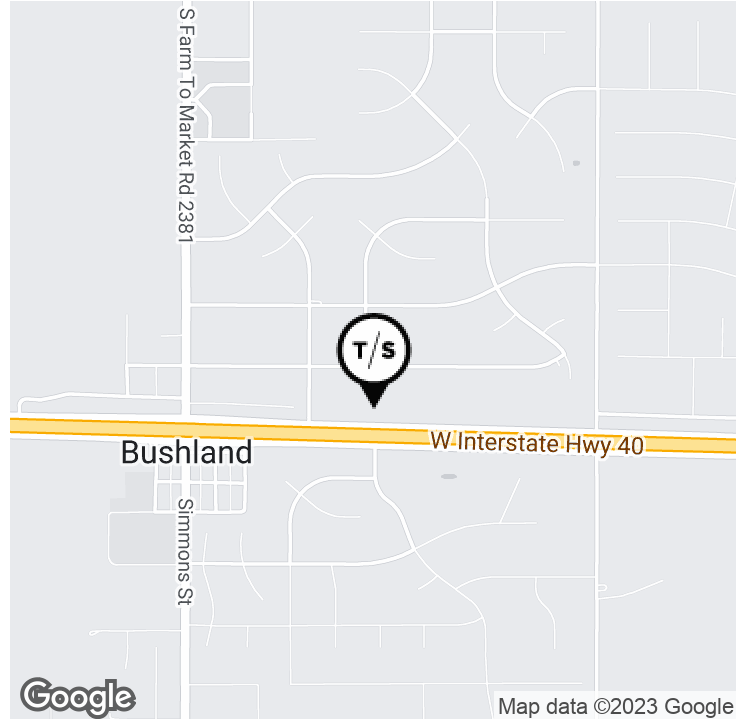


# PRIME 9,000 SQFT RETAIL STRIP CENTER FOR SALE

18500 I-40 W, Bushland, TX 79124

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,900,000
Cap Rate:	8.0%
NOI:	\$153,380
Available SF:	1,500 - 2,500 SF
Year Built:	2020
Building Size:	9,000 SF
Price / SF:	\$211.11

### PROPERTY OVERVIEW

Discover a prime investment opportunity with our meticulously designed 9,000 sqft retail strip center on I40. Located in a high-traffic area with excellent visibility, this property offers a versatile and modern retail space ideal for businesses of all types.

### PROPERTY HIGHLIGHTS

- Currently leased to Anytime Fitness and The Knife Guys
- Two vacant units
- 1,929 sqft
- 1,254 sqft
- Owner is willing to guarantee rent on the two vacant spots for 2 years upon reasonable offer.
- Ample Parking- Generous Parking for customers
- I40 Visibility

### Presented By:



**BRITTANY DOYLE, CCIM**  
806.206.0290  
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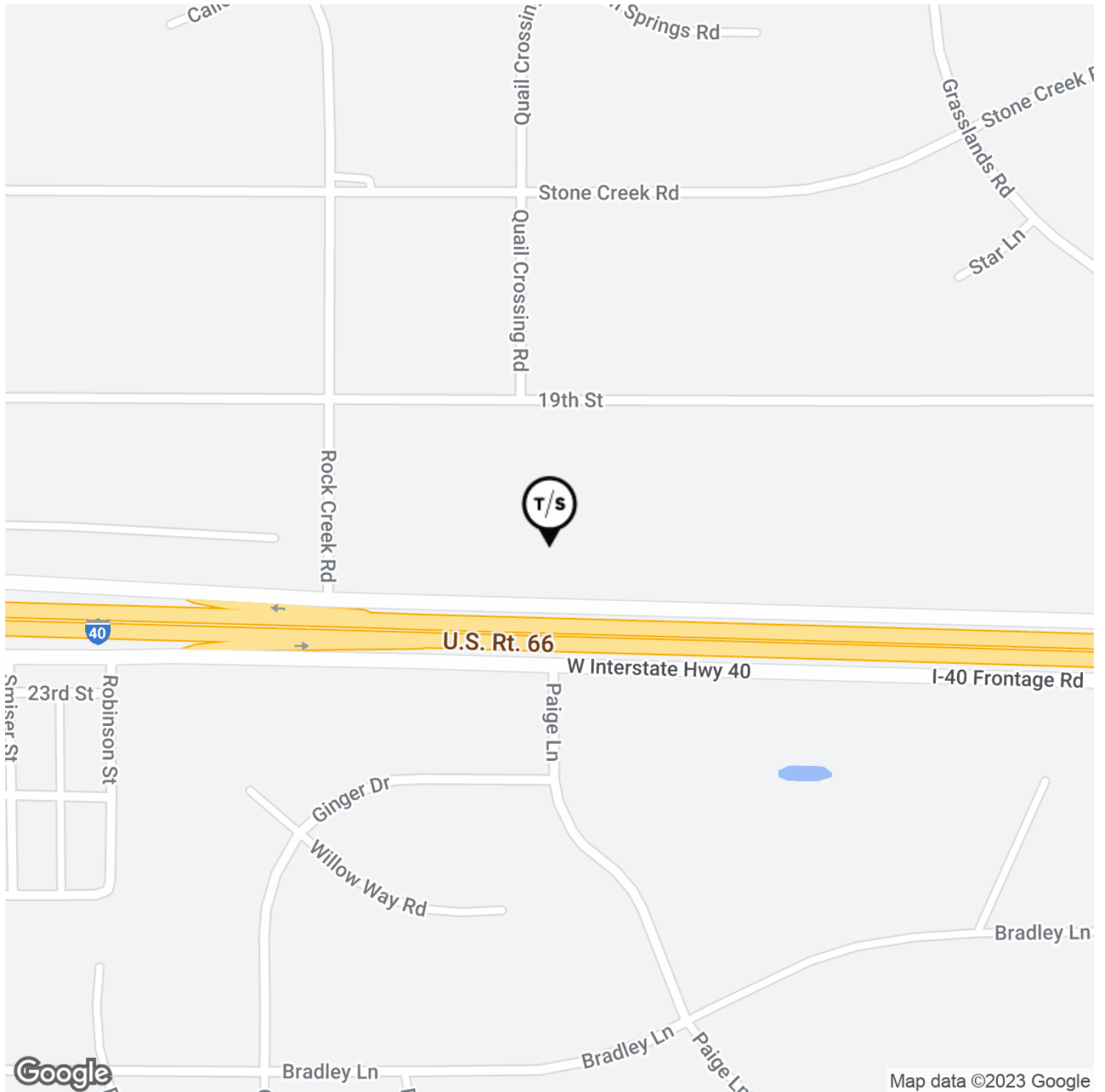
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**T/S**  
**THOMASON**  
**SCOTT**

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## LOCATION MAP



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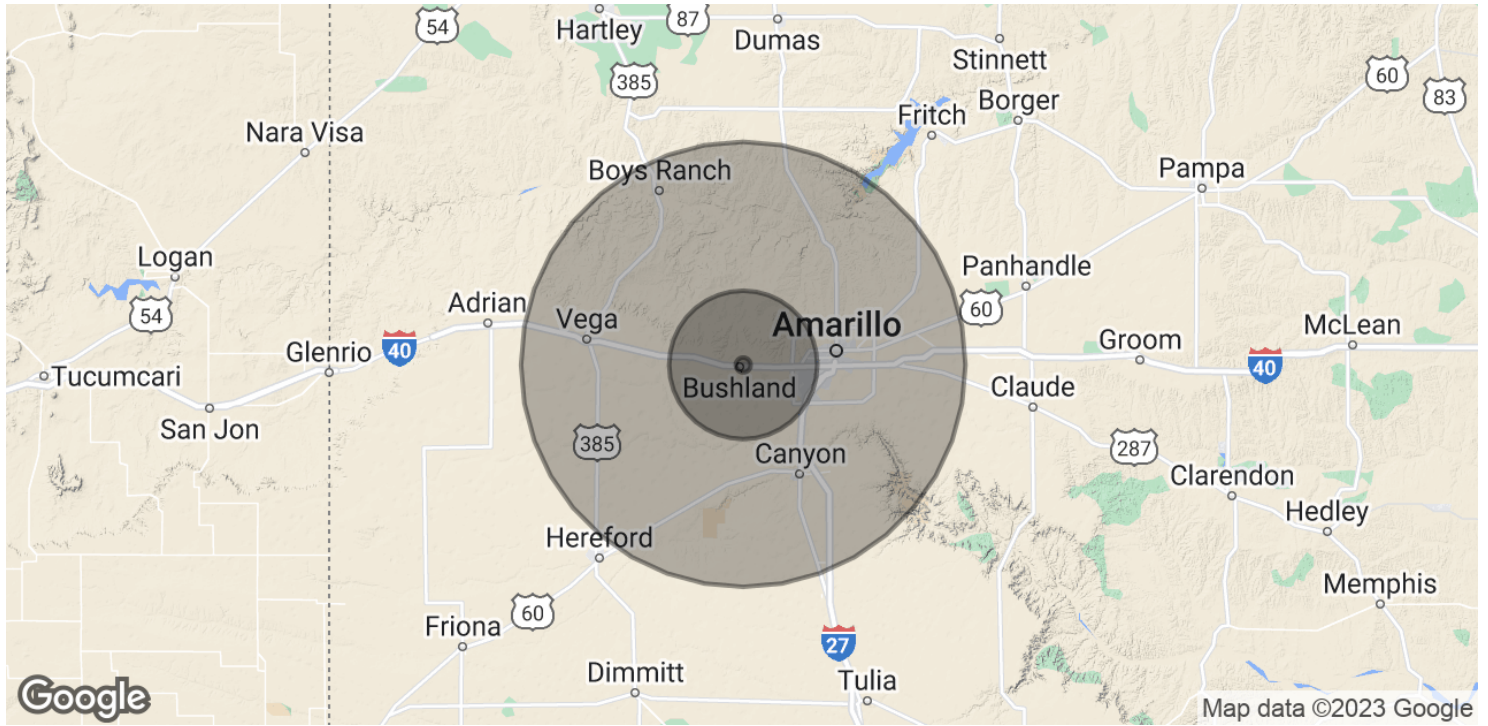
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total Population	43	25,521	287,244
Average Age	40.8	39.2	34.5
Average Age (Male)	40.8	38.0	33.7
Average Age (Female)	41.4	40.2	35.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total Households	15	10,308	106,623
# of Persons per HH	2.9	2.5	2.7
Average HH Income	\$95,754	\$97,153	\$61,816
Average House Value	\$239,885	\$228,890	\$140,363

\* Demographic data derived from 2020 ACS - US Census

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