



26715-B Decker Prairie Rosehill Rd

Magnolia, Texas |



OFFERING PRICE

\$729,000

STABILIZED SINGLE-TENANT NNN INVESTMENT

Established NNN tenancy with a renewal option, providing predictable cash flow, minimal landlord responsibilities, and strong income stability.

7.50%
CAP RATE

\$54,670
ANNUAL NOI

2,476 SF
BUILDING

±0.4 AC
LAND AREA

2%
YEARLY RENT INCREASES

PRIME SUBMARKET POSITION

Strategically located approximately 1.3 miles from Highway 249, with convenient access to Tomball, Magnolia, and The Woodlands. The property is surrounded by ongoing residential and commercial development and is located near Decker Prairie Elementary School.

FOR MORE INFORMATION

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