



PROPERTY INFORMATION

- ◆ ADDRESS: 207, 209, 215, AND 217 SW 16TH ST.
- ◆ TOTAL ACRES: +/- 0.46 ACRES (WITHIN 4 PARCELS)
- ◆ GROSS LAND SQ. FT: 20,250 SF
- ◆ IMPROVEMENTS: 1,000 SF SHOP (WITH OFFICE AND FULL BATH)

Presented by:
ANCRE Group
CHRISTOPHER F. BAILEY
Managing Director
Tel: (214) 534-8595

FOR SALE

1,000 SF SHOP WITH 0.46 ACRE YARD
SE 16TH ST. AND JEFFERSON BLVD.
GRAND PRAIRIE, TX

◆ **ZONING :** C - COMMERCIAL
◆ **PRICE :** \$105,000 (\$2.96/SF TO THE LAND, \$45.00/SF IMPROVEMENT)

License:TX511006
Cbailey@amnational.com

1925 E. Beltline Road, Suite 280
Carrollton, TX 75006

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to acreage or square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- ◆ **MONTHLY INCOME POTENTIAL:** Properties offering similar amenities within the market are currently being rented for \$1,000 to \$2,000 per month with a storage yard. Estimated rent for the shop space, and storage yard is \$1,800/month. Therefore, the investment value, less an economic vacancy loss of 15% equals an **11.00% Cap Rate!**
- ◆ **OWNER FINANCING AVAILABLE:** Owner/Users stop renting, and build equity into your own business! Current owners will consider owner financing options depending on purchaser's credit, and rental/owner history. **Bring all offers!**
- ◆ **EXCELLENT ACCESS:** The property is .25 miles west of SH 161, 1.5 miles south of IH 30, 2 miles east of SH 360, and less than 5 miles north of IH 20.



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FIND MORE INFO ABOUT THE PROPERTY:

<http://dealroom.reiwise.com/ca.aspx?data=EHbfFrlDmnmaxntL8B0R0Q==>

ANCRE Group has been exclusively engaged to offer an opportunity for qualified owner, and or investors to acquire 0.46 acres of land, including a 1,000 SF shop, located in Grand Prairie, Texas. Conveniently located within the Great Southwest Industrial District, just south of IH 30, west of SH 161, and east of SH 360, the site provides immediate access to all major employment districts within the DFW Metroplex.

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