

PRICE TO SALE

DALLAS / FORT WORTH FIVE RETAIL CENTER + LAND PORTFOLIO

This FIVE property retail portfolio provides an investor the opportunity to significantly add value by increasing occupancy levels. All FIVE properties are located within one of the strongest economic markets in the United States and are poised to take advantage of Dallas/Ft. Worth' future Growth. Gus Thomasson, Lake June, and Lakeland exterior Facades had been recently updated, and new roofs were put on Watauta in 2007, and Gus Thomasson 2010.

\$25/sqft— ASSUMABLE LOAN @ 5.25%



5101 Gus Thomasson Rd. Mesquite, Tx 75150	Sq. Ft: 99,300 on 7.3 Acre Land
PRICE: \$21/SQFT	or \$2,400,000
CAP: 9.06%	Pro Forma CAP : 14%
86% Occupied	

- PAD SITES AVAILABLE ALONG GUS THOMASSON RD.
- NEXT TO 100,000 sqft SMITH ELEMENTARY SCHOOL

LAKE JUNE—HICKORY TREE PLA-



11903 Lake June Rd Balch Springs, Tx 75180	Sq. Ft: 73,000
PRICE: \$60/SQFT	or \$4,400,000
CAP: 7.2%	Pro Forma CAP : 10.2%
65% Occupied	

- ANCHORED BY DOLLAR GENERAL
600 YARDS FROM SUPER WALMART

LAKELAND - PLAZA



2311 Lakeland Dr. Dallas, Tx 75228	Sq. Ft: 23,000
PRICE: \$60/SQFT	or \$1,300,000
CAP: 5.4%	Pro Forma CAP : 11 %
65% Occupied	

- ANCHORED BY *Walgreens*

SHERWIN WILLIAMS CENTER—WEATHERFORD



1702 Bethel Rd Weatherford, Tx 76086	Sq. Ft: 13,000
PRICE: \$107/SQFT	or \$1,400,000
CAP: 9.2%	Pro Forma CAP : 12.2%
87% Occupied	

- ANCHORED BY SHERWIN WILLIAMS

REGENCY SQUARE



6531 Watauga Rd. Watauga, Tx 76148	Sq. Ft: 42,000
PRICE: \$52/SQFT	or \$2,200,000
CAP: 3.04%	Pro Forma CAP : 10%
40% Occupied	

- GROWING AREA, NEAR BY RETAILERS: DOLLAR GENERAL, TUESDAY MORNING, CVS, BIG LOTS....

VACANT LAND - 2.3 ACRES CORNER LOT



6500 Watauga Rd. Watauga, Tx 76148	2.3 Acres 103,019 Sqft
PRICE: \$3.5 /SQFT	or \$365,500

- GROWING AREA, NEAR BY RETAILERS: DOLLAR GENERAL, TUESDAY MORNING, CVS, BIG LOTS....

THIS MATERIAL IS SUBMITTED WITHOUT REPRESENTATION



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