



Vistas at Barton Creek - 248 Addie Roy Rd., B101, Austin, TX 78746

Property Type:	Office	Price:	\$254,135
	Office Condo		
Building Size:	959 SF		
Building Class:	A		
Property Description:			

Professional office space featuring top local law firms, investment companies, and architecture firm. New retail development along Bee Caves Rd. provides convenient dining and shopping items. Neighborhood restaurants include - Barton Creek C.C., Maudie' s, La Salsa, The Grove, Jimmy John, Thai Spice, Albertson' s Supermarket, Hangtown, Le Madeline, Thistle Cafe, Berryhill' s Fish Taco' s, as well as, quick access to Westlake shopping centers and amenities. Across the Street from the One World Theater, and 2 miles from new Hill Country Galleria Mall



Dawnridge Triplex - 8807 Dawnridge Circle, Austin, TX 78757

Property Type:	Multifamily	Price:	\$219,900
	Duplex/Triplex/Fourplex	Price/Unit:	\$73,300
No. Units:	3	Occupancy:	100%
Building Size:	3,290 SF		
Year Built:	1971		
Property Description:			

Nice triplex in great location! Fully occupied and only 10 minutes from downtown Austin. New roof in 2007 and flooring renovations. Unit #103 features beautiful saltillo tile in the family room, dining room and kitchen. Large private patio area, recent carpet and wood like flooring. Priced right and well maintained. Rare property with great cash flow. Easy access to Mopac and 183, as well as many shopping areas. ***Total rents including water \$2,554/month***



8101 Valcasi Drive - Arlington, TX 76001

Property Type:	Office	Price:	\$625,000
	Office-Warehouse	Price/SF:	\$86.21/SF
Building Size:	7,250 SF	Cap Rate:	10.00%
Building Class:	C	Occupancy:	100%
Year Built:	2004		
Property Description:			

7250 leasable sq ft of office warehouse space. Built 2004 - concrete tilt wall. Total of 3 lease units with rolling overhead doors for 3 warehouses. Built to code, irrigation, all electric, code compliant parking, automatic gate with fencing. 2 units identical. All units have bathrooms, front office. Larger unit has waiting area, high end finish out, 7 offices, copy room, full kitchen, 3 bathrooms. 100% occupancy since built.



Bingle Point - 1803-1829 Bingle Rd., Houston, TX 77055

Property Type:	Retail Strip Center	Price:	\$2,120,000
Building Size:	12,840 SF	Price/SF:	\$165.11/SF
		Cap Rate:	7.00%
		Occupancy:	100%

Property Description:
 This property is comprised of two buildings with a total square foot area of 12,840. The total land area is 58,000 SF with vacant land for future development income. It is 100% Leased, long term regional tenants such as "Shipley Donuts", has a confirmed "Clean" environmental condition report, located in the Spring Branch School District, within the Long Point area where it is highly saturated with unique and successful businesses bringing high traffic to the retail center, Excellent access to major highways such as I-10, I-610, Hwy 290, and the Sam Houston Tollway, low operating costs, highly visible.



PRICE REDUCED AGAIN!!! Birchman Plaza Apartments - 5504 & 5508 Birchman Avenue, Fort Worth, TX 76107

Property Type:	Multifamily Garden/Low-Rise	Price:	\$499,000
No. Units:	14	Price/Unit:	\$35,643
Building Size:	10,140 SF	Cap Rate:	8.56%
Year Built:	1969	Occupancy:	100%

Property Description:
 (Originally listed at \$550,000) Birchman Plaza is a quaint boutique property situated within the Cultural District of Fort Worth. It offers residents nice floor plans with ceiling fans in the living rooms and bedrooms along with ample closet space. All front doors face a private interior courtyard which is well lit and nicely landscaped. DO NOT DISTURB TENANTS!!!! Property is 100% Occupied. ***TO VIEW ADDITIONAL PROPERTY DOCUMENTS, PLEASE COMPLETE AND RETURN THE REQUIRED CONFIDENTIALITY AGREEMENT LOCATED AT THE BACK OF THE OFFERING MEMORANDUM. ONCE RECEIVED THE PASSWORD WILL PROVIDED TO UNLOCK LOOPNET DOCCUMENTS.



J Mart - 4545 Buckingham Road, Garland, TX 75042

Property Type:	Retail Service/Gas Station	Price:	Not Disclosed
Building Size:	2,600 SF	Occupancy:	100%
Year Built:	1986		

Property Description:
 KW Commercial is offering high volume, wet convenience store for sale. Sale price includes all fixtures, building, business, and real estate. Inventory is on price NOT INCLUDED IN SALE PRICE. Potential to grow in a predominantly populated demographic area.



Linwood - 215 Linwood Street, Houston, TX 77011

Property Type:	Multifamily	Price:	\$260,000
	Duplex/Triplex/Fourplex	Price/Unit:	\$65,000
No. Units:	4		
Building Size:	11,767 SF		

Property Description:
 2) 2-Bedroom and 2) 1-Bedroom Apartments on the second floor. 14) efficiency-type rooms downstairs. Sits on two city lots. Plenty of Expansion Space. Sure potential for additional units, I can help you too!



Ken's Bakery - 4651 Spencer Hwy, Pasadena, TX 77504

Property Type:	Retail	Price:	\$740,000
	Free Standing Bldg	Price/SF:	\$132.14/SF
Building Size:	5,600 SF		

Property Description:
 Building and lot for sale. About 3,700 feet are downstairs, large office and living quarters are upstairs. Property was originally designed to be a bakery with a coffee/sandwich shop included inside. The owners only built the bakery. This would be a great location for a restaurant, bakery/deli, convenience store, doctor or insurance office. Location has additional development possibilities. Business can be included if buyer wants. Owners are retiring due to health reasons.



Dunvale Crossing Shopping Center - Westheimer Rd. & Dunvale, Houston, TX 77063

Property Type:	Retail	Price:	\$10,850,000
	Community Center	Price/SF:	\$223.39/SF
Building Size:	48,570 SF		

Property Description:
 48,570 SF Shopping Center, 2007 quality construction, 55% occupied - value added opportunity, includes Capital One Bank ground lease and Verizon pad building



8201 W. Sam Houston Pkwy. - Houston, TX 77036

Property Type:	Retail	Price:	Not Disclosed
	Free Standing Bldg		
Building Size:	6,921 SF		
Property Description:	This is a single story free-standing building. Former Millennium Bank. Includes fixtures, furnishings and equipment. Bank drive-thru. Pylon Signage.		



Windsor Townhomes - 4170 Altoona Drive, Dallas, TX 75233

Property Type:	Multifamily	Price:	\$4,600,000
	Garden/Low-Rise	Price/Unit:	\$25,000
No. Units:	184	Cap Rate:	15.28%
Building Size:	180,712 SF	GRM:	2.79
Year Built:	1984	Occupancy:	52%
Property Description:	Windsor Townhomes is a 184 unit garden style apartment community. The improvements were constructed in 1983 & 1984 of mostly brick veneer, stucco and vinyl siding on slab & pier and beam foundations. The property is individually metered for electric with individual HVAC units. Hot water is supplied through individual water heaters. Exterior amenities include a large separate leasing center, maintenance shop, clubhouse and two swimming pools. Windsor was foreclosed on December 7, 2010. The property has a RUBS program in place for water & sewer. The floor plans range in size from 730 SF to 1,059 SF with an average unit size of 978 SF. The subject has a favorable unit mix comprised of 25% one bedrooms and 75% two bedrooms.		



23116 Aldine Westfield - Spring, TX 77373

Property Type:	Retail	Price:	Not Disclosed
	Free Standing Bldg	Occupancy:	100%
Building Size:	6,500 SF		
Property Description:	Existing Blockbuster Video site, 6,500 s.f. freestanding building on 31,257 s.f. of land.		



1201 Strawberry Road - Pasadena, TX 77506

Property Type:	Retail	Price:	\$1,200,000
	Free Standing Bldg	Price/SF:	\$71.43/SF

Building Size: 16,800 SF

Property Description:
 Freestanding 16,800 s.f. former Walgreens on approximately 2 acres. Currently occupied by a banquet hall.



Guadalupe Studios - 5413 Guadalupe, Austin, TX 78751

Property Type:	Multifamily	Price:	\$1,199,999
	Garden/Low-Rise	Price/Unit:	\$46,154

No. Units: 26

Building Size: 12,336 SF

Property Description: **Occupancy:** 99%

Large functioning property 100% occupied, zoned for a nursing home, drug rehab center, live work lofts and unrestricted mixed use. Presently being used as adult live/work rental space. This property has a commercial sized kitchen used as a common kitchen for the residents with most of the equipment intact. The center courtyard and gardens need some love but could be a place beauty with a small investment of time and energy. Great location to accommodate the strong demand for UT and ACC housing and an abundance of people moving into Austin. With a little attention, this property could be functioning at a much higher cap rate. A 40 ft height restriction gives this property incredible potential! The newer apartments in this zip code are leasing for \$900-1200/mo. Bring your idea's! Fully assumable on 1st mortgage of \$915,000 at 6%. Original note holds a balloon payment due on May 2015. BRING ALL OFFERS AND IDEAS!! SELLER WANTS TO CLOSE BY THE END OF THIS MONTH.



Driver's Auto Repair - 8821 N. Sam Houston Pkwy. E., Humble, TX 77396

Property Type:	Retail	Price:	\$2,400,000
	Retail Pad	Price/SF:	\$420.46/SF

Building Size: 5,708 SF

Property Description: **Cap Rate:** 8.00%

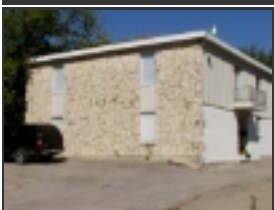
Please see the attached marketing package for more information



2071 N. Collins Blvd. - Richardson, TX 75080

Property Type:	Office	Price:	\$800,000
	Office Building	Price/SF:	\$79.16/SF
Building Size:	10,106 SF		
Building Class:	B		
Parking Ratio:	5/1,000 SF		

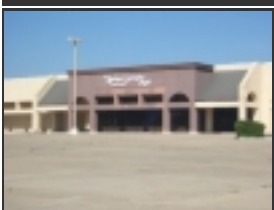
Property Description:
 Two-story office building consisting of 10,1006 SF. 1st floor: 6,700SF 2nd floor: 3,406SF Great oppurtunity for small business to own their own building. This building is located in the Telecom Corridor and equipped with fiber optics.



PRICE REDUCED AGAIN!!! Washburn Villa Apartments - 3812 Washburn Avenue, Fort Worth, TX 76107

Property Type:	Multifamily	Price:	\$229,000
	Garden/Low-Rise	Price/Unit:	\$38,167
No. Units:	6	Cap Rate:	8.36%
Building Size:	4,100 SF	Occupancy:	100%
Year Built:	1968		

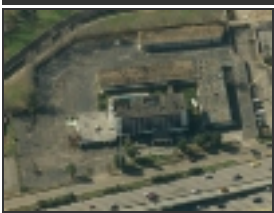
Property Description:
 (Originally listed at \$250,000) Washburn Villa is a quaint boutique property situated within the Cultural District of Fort Worth. It offers residents nice floor plans with ceiling fans in the living rooms and bedrooms. The common area stairwells offer space to install a coin operated stackable washer and dryer (existing plumbing) for additional income, if you so choose. ***TO VIEW ADDITIONAL PROPERTY DOCUMENTS, PLEASE COMPLETE AND RETURN THE REQUIRED CONFIDENTIALITY AGREEMENT LOCATED AT THE BACK OF THE OFFERING MEMORANDUM. ONCE RECEIVED THE PASSWORD WILL PROVIDED TO UNLOCK LOOPNET DOCCUMENTS.



Antique Sampler - 1715 E. Lamar Blvd., Arlington, TX 76006

Property Type:	Retail	Price:	\$3,100,000
	Neighborhood Center	Price/SF:	\$74.38/SF
Building Size:	41,680 SF		

Property Description:
 Property fronts Lamar Blvd. and is directly across the street from Hurricane Harbor.



Hotel Ambassador - 4225 North Fwy, Houston, TX 77022

Property Type:	Hotel & Motel	Price:	\$5,900,000
	Full Service	Price/SF:	\$47.41/SF
Building Size:	124,436 SF		
Year Built:	1970		

Property Description:
 Hotel Ambassador, formerly operated as Howard Johnson, features 244 rooms and is located on the feeder of HWY 45 near 610 North Loop. It is centrally located to all major Houston attractions and the Central Business District. This is a great opportunity for investors looking to own a full service hotel or operate the additional buildings as a separate motel. The six story hotel building features 105 rooms, parlor suites, large restaurant, large commercial kitchen, separate lounge/bar, two large banquet halls and an exterior Olympic size pool. The hotel closed its doors in January 2011 and is being sold in as is condition. The main building was renovated and received its Occupancy Certificate in 2007. Three adjacent buildings on the property with 145 rooms collectively need rehab. The hotel can be re-opened as a hotel or converted into an assisted living facility, hospital or condo conversion. The hotel is currently on 4.317 Acres (188,049 sf) and can be subdivided per owner. Bring all offers! Owner will only consider written offers for cash buyers or approved financing.



Inside The Loop Duplex W/ Garage Apt - 612 W Alabama, Houston, TX 77006

Property Type:	Multifamily	Price:	\$399,000
	Duplex/Triplex/Fourplex	Price/Unit:	\$133,000
No. Units:	3	Occupancy:	100%
Building Size:	3,450 SF		

Property Description:
 Building has undergone significant interior renovations over the last couple of years, and is in great structural condition. Fully leased with rent upside.



Former Daycare - 2331 Webb Lynn, Arlington, TX 76002

Property Type:	Retail	Price:	\$265,000
	Neighborhood Center	Price/SF:	\$130.03/SF
Building Size:	2,038 SF		
Year Built:	1978		

Property Description:
 Former Day Care. Owner states that the day care was licensed for 50-60 children. Per the Onwer, property was changed from LI zoning to NS zoning. Outstanding Location. Great location for worship center. Many possibilities. Buyer to verify zoning, usage, restrictions, taxes, and all measurements.



Star Creek - 977 State Highway 121, Allen, TX 75013

Property Type:	Retail Strip Center	Price:	\$8,000,000
Building Size:	25,773 SF	Price/SF:	\$310.40/SF
Year Built:	2007	Cap Rate:	8.90%
Property Description:		Occupancy:	95%

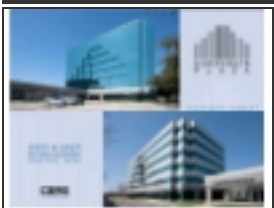
Star Creek - Newly developed Class "A" neighborhood retail center. 25,773/sf. 94.7% occupied currently. Built in 2007. Shadow anchored by Lifetime Fitness and Cinemark Movie Theater. Hard corner of a four lane divided road with convenient acces to Hwy 121.



Warehouse Office and Land for Sale - 2624 Yale Street, Houston, TX 77008

Property Type:	Special Purpose Special Purpose (Other)	Price:	\$1,195,000
Building Size:	12,801 SF	Price/SF:	\$93.35/SF
Property Description:			

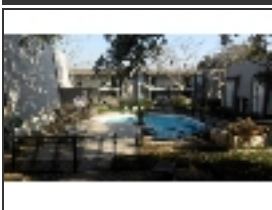
Warehouse Office and Land for Sale. Currently used as an Auto Service Center. This prime location in the Houston Heights includes three buildings on .6719 AC, 29,272 SF of land. Strategically located in the Houston Heights at the corner of Yale and 26th street, just four blocks south of 610 North Loop West. Owner is selling the buildings and land only, but would consider selling trademarks, repair equipment and parts inventory for this 60 year old established business. Buildings include a 7001 SF 12-bay warehouse with waiting area, restrooms and office. Plus a 5800 SF Warehouse with office and a \$1000 month to month tenant occupying half the space, in addition to a 720 SF residence built in 1920.



Corporate Plaza - 2525 & 2625 Bay Area Blvd, Houston, TX 77058

Property Type:	Office Office Building	Price:	Not Disclosed
Building Size:	277,042 SF	Cap Rate:	8.50%
Building Class:	A	Occupancy:	89%
Property Description:			

CB Richard Ellis has been retained as the exclusive marketing advisor for the disposition of Corporate Plaza (the Property), a quality Class A office asset situated adjacent to the world-renowned Johnson Space Center in Houston, Texas. Corporate Plaza is comprised of one six-story office building and one eight-story office building with an adjoining single-level retail plaza and attached, structured parking. With a total of 277,042 net rentable square feet, the Property is 89% leased to a solid base of prominent, credit-worthy companies. Corporate Plaza has recently received the Energy Star® designation and is the beneficiary of numerous capital improvements totaling nearly \$850,000.



Falls Of Maplewood - 9600 Glenfield Court, Houston, TX 77096

Property Type:	Multifamily Garden/Low-Rise	Price:	\$3,425,000
No. Units:	108	Price/Unit:	\$31,713
Building Size:	70,300 SF	Cap Rate:	7.00%
Year Built:	1974	Occupancy:	92%

Property Description:
Comprised of 108 units, consisting of 8 buildings (Vinyl / Brick / Wood Trim. Built is 1974. Roofs are a combination of mansard, tar and gravel and modified. Private patios and balconies, swimming pool and laundry facility, landscaped courtyards. The majority of the units have been upgraded with base moldings, some crown moldings, ceiling fans, newer carpet and appliances. All City permits current. Listing Agent holds a Texas Brokers License and is a Principal Owner.



PrimeWay FCU Building - 3303 Main Street, Houston, TX 77002

Property Type:	Office Office Building	Price:	\$4,700,000
Building Size:	39,015 SF	Price/SF:	\$120.47/SF
Building Class:	B		
Parking Ratio:	2.75/1,000 SF		
Year Built:	1979		

Property Description:
Midtown Office Building- PrimeWay Federal Credit Union Building Owner/User or Investor opportunity (owner lease-back+ other tenant leases) 3 Story Office Building- Garage underneath with covered + surface parking (93 spaces total) Dramatic two-story banking lobby with glass wall 5 lane covered banking drive-thru w/ATM 39,015 SF Office Building (per HCAD)/1.32 Acres (57,500 SF Total) Land 18,000 to 25,000 SF (approximate) available for user/tenant (depends if owner leases back) plus tenant spaces Large Board/Conference room-Excellent CBD views Built for owner-poured in place concrete, steel & glass (quality construction) Quality interior finishes- extensive millwork



15340 Park Row - Houston, TX 77084

Property Type:	Industrial Flex Space	Price:	\$1,995,000
Building Size:	14,000 SF	Price/SF:	\$142.50/SF
Clear Height:	16 Ft.		

Property Description:
14,000 sf freestanding tiltwall building with 8,400 sf of medical related improvements on 1.06 acres of land. Grade level overhead door. Outside storage. Owner financing available.



The Appleseed Express Carwash - 6020 North Fry Road, Katy, TX 77449

Property Type:	Retail	Price:	\$4,300,000
	Free Standing Bldg	Price/SF:	\$581.08/SF
Building Size:	7,400 SF	Cap Rate:	8.75%
Year Built:	2010		

Property Description:
 The subject property is The Appleseed Express Carwash that opened on October 1, 2010. The property is located on North Fry Road as an outparcel to The Wal-Mart Supercenter. The property is 1.17 acres and consists of 4,400 square feet of building and 3,000 square feet of vacuum area enclosed by canopies. The lease will be a Triple Net leased opportunity where the tenant will be responsible for all maintenance, real estate taxes, and insurance related to the premises. The lease will begin at the Close of Escrow, and will be in effect for Twenty Years. The lease calls for 1.5 percent annual increases in the rent. The Appleseed Express Carwash is a state of the art, express carwash (\$5.99, Five Minutes, Free Vacuums) that has been designed from the ground up to provide a superior product at a competitive price. But, it does much more than just provides you with the best carwash around. Car washes have long been used as a means of raising money for kids. Appleseed takes that same premise to the next level by helping raise funds and awareness for local kid related projects and organizations.



8907 & 8909 Parkfield Drive - Austin, TX 78758

Property Type:	Multifamily	Price:	\$799,000
	Garden/Low-Rise	Price/Unit:	\$49,938
No. Units:	16	Occupancy:	100%
Building Size:	13,784 SF		
Year Built:	1973		

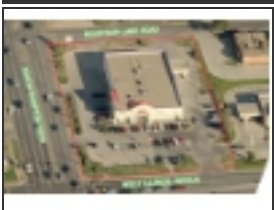
Property Description:
 CONTRACT PENDING - BACKUP OFFERS WELCOME This property consists of 2 separately parceled 8-unit buildings that abut each other. Each 8 plex has a unit mix of 4 1bed 1bath and 4 2bed 1bath units. Total of 16 units. Actual rent roll of \$9510 per month. Each unit is separately metered for Electric. (There is no gas) Owner pays for water and trash. Properties must be sold together--will not sell separately. Owner will pay (Buy side) Agent or Broker a 3% commission. Please do not disturb tenants. Serious inquiries only! please do not 'fish' for a listing.



2509 East 5th Street - Austin, TX 78702

Property Type:	Office	Price:	\$375,000
	Office Building	Price/SF:	\$241.62/SF
Building Size:	1,552 SF		
Building Class:	B		

Property Description:
 Most of the front has been paved for parking. Zoning has been determined as " GR, CO, MU, or NP". The build was completely re-built in 2000 "per owner". There is a second smaller building at the rear of the property that could be used as lease income. The former owner had ramps installed and wide door ways to accommodate a wheel chair. The flooring in the main building is all hard tile for low maintenance. This building has what could be highly desired light rail frontage. Capital Metro has listed the tracks on their web site as "Potential Future Service". Their site shows a possible route to Manor, Pflugerville, and Round Rock. The two properties adjacent to the east may also be considered for sale if a larger lot is needed for your business.(price to be negotiated)



CVS Pharmacy - 2323 West Illinois Avenue, Dallas, TX 75224

Property Type:	Retail	Price:	\$6,000,000
	Free Standing Bldg	Price/SF:	\$462.50/SF
Building Size:	12,973 SF	Cap Rate:	7.80%
Year Built:	2001		

Property Description:
 Cassidy Turley BT Commercial, in association with local Broker John Park, is pleased to present a freestanding one-story 12,973 square foot drug store with drive-through pharmacy pick-up and ample on site parking currently occupied by CVS PHARMACY, which took occupancy in 2004. Built in 2001 as an Eckerd Drug store, the site enjoys ingress and egress on three frontages West Illinois Avenue, South Hampton Road, and Mountain Lake Road. A totally net lease to Eckerd Drug until April 2021 at a net annual rental of \$469,483 versus 2% of sales with no offsets. In July 2004 this lease was assigned to CVS PHARMACY INC. / CVS EGL ILLINOIS LP. The tenant is responsible for taxes, insurance and all maintenance including roof and structure. There are six five-year renewal options, each with a 5% rental increase at the commencement of each option. The parent company CVS Caremark is NOT on the lease.



Aerotech Business Park - 1100 Hercules Avenue, Houston, TX 77058

Property Type:	Office Office-Business Park	Price:	\$6,500,000
Building Size:	73,459 SF	Price/SF:	\$88.48/SF
Building Class:	B	Cap Rate:	8.00%
Property Description:		Occupancy:	82%

3 building, multi tenant business park located in Clear Lake. Current occupancy is 82%. Available spaces are 4,624 & 8,672 SF, which can be divided. Call for additional information.



Live in a Historic Church - 5601 East Side, Dallas, TX 75214

Property Type:	Multifamily Duplex/Triplex/Fourplex	Price:	\$1,299,000
No. Units:	2	Price/Unit:	\$649,500
Building Size:	14,929 SF		
Property Description:			

Amazing Opportunity to Live in a Historic Church Building! Priced to Sell! A must see for anyone that is looking for a non-traditional living space. This former United Methodist Church has been remodeled to be an amazing residence. With two separate living spaces this building is a great place for a home and business or it can be used as a condo. The downstairs unit features a modern living environment with a kitchen that opens to a huge open area. There are 3 bedrooms and 3 bathrooms. Each Bathroom is finished out with Kohler plumbing fixtures and Jacuzzi tubs. The upstairs unit features and amazing living area, kitchen, and 8 bedrooms and 8.5 bathrooms. The former sanctuary is a beautiful living area, dining area and works great to host parties. The superior finish out in the kitchen is a designer' s dream as well as a cook' s dream. The kitchen features a 36" double oven, a 60" Viking grill/cooktop, 4 top of the line cabinet dishwashers, and both a 36" freezer and a 36" refrigerator. On the top floor in the old choir room is an amazing art studio.



Rob Roy Office Park, C-203 - 300 Beardsley Lane, Bldg C #203, Austin, TX 78746

Property Type:	Office Office Condo	Price:	\$750,000
Building Size:	3,070 SF		
Building Class:	A		
Property Description:			

Two office condominiums are combined to create one beautiful office suite with a total of 3070 sq. ft. Owner/user can use one side and lease out the other. Each unit has 2 large offices, a conference room, a reception area, a workroom, a kitchen and a restroom. Open air windows with nice views. Top quality finish out. Ample parking. Great for office or medical.



1110 NASA Parkway - Houston, TX 77058

Property Type:	Office Office Building	Price:	Not Disclosed
Building Size:	57,981 SF	Occupancy:	57%
Building Class:	B		
Parking Ratio:	4.24/1,000 SF		
Year Built:	1975		

Property Description:
 1110 NASA Parkway is a recently renovated, six-story office property in the NASA/Clear Lake office submarket of Houston in Houston, Texas. The property features significant upside and offers prospective buyers the opportunity to acquire a recently renovated property with only 57% occupancy which is located in one of the tightest office submarkets in thriving Houston, Texas.



320 Cooper Street - Cedar Hill, TX 75104

Property Type:	Office Office Building	Price:	\$159,900
Building Size:	1,226 SF	Price/SF:	\$130.42/SF
Building Class:	C		
Year Built:	1955		

Property Description:
 +/-1,226 SF office/retail building for sale or lease in Cedar Hill. Waiting area, kitchenette, 2 open office areas, 1 office, and 1 restroom. Room for expansion on +/- .83 acre lot. SWQ of Cooper Street and Hwy 67. 6 concrete parking spaces and carport. Freestanding monument business sign. HVAC replaced in 2003. Concrete tile roof. Built in 1955. Adjacent to: Methodist Family Health Center, Mech Trend Solutions, and Trio's Grill.



Louise St Apartments II - BANK OWNED - 2505 Louise St, Denton, TX 76210

Property Type:	Multifamily Garden/Low-Rise	Price:	\$480,000
No. Units:	15	Price/Unit:	\$32,000
Building Size:	8,139 SF	Cap Rate:	8.80%
Year Built:	1965	GRM:	4.2
		Occupancy:	40%

Property Description:
 This is a bank owned 15 unit multifamily property located within walking distance to University of North Texas. It's perfect for a rehab/reposition play. Built in 1965, the building sits on 0.36 acres and is zoned DR-2 for 30 units/acre. Net rentable SF is 8,139 SF. Construction is brick veneer with wood frame on concrete slab. The metering is master for both water and electric. The property currently operates as All Bills Paid. There is also an almost identical 15 unit multifamily REO property across the street being sold by same bank.



Louise St Apartments I - BANK OWNED - 2428 Louise St., Denton, TX 76201

Property Type:	Multifamily Garden/Low-Rise	Price:	\$480,000
No. Units:	15	Price/Unit:	\$32,000
Building Size:	8,700 SF	Cap Rate:	9.00%
Year Built:	1966	GRM:	4.2
		Occupancy:	67%

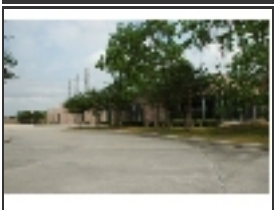
Property Description:
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330 W. Belt Lne - Cedar Hill, TX 75104

Property Type:	Land Retail (land)	Price:	Not Disclosed
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Property Description:
 Minutes from the new City Center, Walmart, Cinemark, etc. Old town cooridor zoning. All utilityies to property. House on property can be leased for additional income.



Webster Office Enclave - 500 North Kobayashi Road, Webster, TX 77598

Property Type:	Office Office-Business Park	Price:	\$1,499,000
Building Size:	15,545 SF	Price/SF:	\$96.43/SF
Building Class:	B		
Parking Ratio:	4.13/1,000 SF		
Year Built:	2006		

Property Description:
 A 15,545 square foot shell office building on 1.5420 acres plus 2.9043 acres of adjoining excess land which provides a developer or owner tremendous upside on this site to develop one or potentially more buildings.



4514 1/2 MOUNT VERNON - Houston, TX 77006

Property Type:	Multifamily Duplex/Triplex/Fourplex	Price:	\$275,000
No. Units:	3	Price/Unit:	\$91,667
Building Size:	1,838 SF	Cap Rate:	7.00%
Property Description:		Occupancy:	100%

Great location in Montrose! Duplex and single family home !!! Rents are \$700, 600 and 600 with room to increase, This property is walking distance to cool shops, bars / restaurants and St. Thomas University. Only minutes away from Medical center, Downtown, Galleria, University of Houston and Rice University.



Esters/114 Business Center - 7501 & 7561 Esters Boulevard, Irving, TX 75063

Property Type:	Office Office Building	Price:	\$20,000,000
Building Size:	175,201 SF	Price/SF:	\$114.15/SF
Building Class:	B	Cap Rate:	8.30%
Year Built:	2001	Occupancy:	90%

Property Description:
Grubb & Ellis Company has been exclusively retained to offer qualified investors the opportunity to purchase Esters/114 Business Center (Property). Listed for sale at \$20,000,000 (\$114/sf), the Property has an average, in-place NOI for year one and two of \$1.66M or an 8.3% actual cap rate. The offering is comprised of a two building complex with 175,201 square feet of rentable office and office/tech space. Currently 90% leased, the Property provides increasing revenues secured by contractual lease agreements with notable tenants.



Avion Business Center - 2155 Chenault Drive, Carrollton, TX 75006

Property Type:	Office Office Building	Price:	\$3,470,000
Building Size:	70,844 SF	Price/SF:	\$48.98/SF
Building Class:	B	Occupancy:	40%
Year Built:	1984		

Property Description:
Situated on more than 5.5 acres of land, Avion Business Center is currently 40% leased and should provide stable revenues to offset the cost of ownership. Comprised of office, office-tech and office-flex space, the three building portfolio is designed to meet a variety of occupancy needs!



Northville Auto Care - 514 Northville St., Houston, TX 77037

Property Type:	Retail	Price:	\$320,000
	Vehicle Related	Price/SF:	\$52.96/SF
Building Size:	6,042 SF		

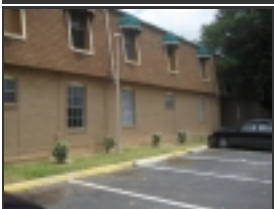
Property Description:
 3 buildings: 1250 SF, 2392 SF, and 2400 SF located on 15375 SF of land. 2 story building has reception area with small office and upstairs could be private office. 3 bay lifts, state inspection, mechanic and body shop tools, computer with software. 2 bathrooms included.



3409 Spencer Highway - Pasadena, TX 77504

Property Type:	Office	Price:	\$390,000
	Office Building	Price/SF:	\$86.90/SF
Building Size:	4,488 SF		
Building Class:	B		
Year Built:	1966		

Property Description:
 4,488 SF former bank facility with drive-thru on 1.67 acre tract



Regency Oaks - 2121 Handley Drive, Fort Worth, TX 76122

Property Type:	Multifamily	Price:	\$2,900,000
	Garden/Low-Rise	Price/Unit:	\$29,000
No. Units:	100	Cap Rate:	9.10%
Building Size:	95,400 SF	Occupancy:	98%
Year Built:	1967		

Property Description:
 Download the package for all the great info. Regency Oaks is a 100-unit garden style community in Fort Worth, TX. Individual HVAC's, Gated, nice Pool and Clubhouse. The property has been stable for years, always over 90% occupancy, making it an ideal candidate for new financing (or pay cash and reap the benefits). Yes, you read it correctly, this is a 9.1 cap at takeover, on existing numbers, that are real, and you can grow the income from there via small cosmetic items such as sprucing up the interiors, maybe some new signage, and perhaps a little more help to the landscaping. In an environment where REO and distressed deals litter the landscape, Regency Oaks stands out as a quality investment that has performed flawlessly in the past, and has the upward trajectory to make you a lot of cash well into the future. Download the PACKAGE for all the info! :)



Dry Clean Super Center - 12937 Trinity Blvd., Euless, TX 76040

Property Type:	Retail	Price:	\$360,000
	Free Standing Bldg	Price/SF:	\$120.00/SF
Building Size:	3,000 SF		
Property Description:	3,000 sq. ft. previously Dry Clean Super Center free standing retail store with drive-thru lane. Equipment has been removed. Adjoins car wash and Kwil Lube & Tune store.		



Kwik Car Wash - 1268 N Masters Drive, Dallas, TX 75217

Property Type:	Retail	Price:	\$405,000
	Retail (Other)	Price/SF:	\$155.41/SF
Building Size:	2,606 SF		
Property Description:	2,606 sq. ft. total building area including 2,156 sq. ft. bay area and 450 sq. ft. equipment room and vending area with four additional dual vacuum station islands. Previously operated as a Kwil Kar Wash. Built in 2002.		



Bmasterson Holding - 5658 Birchmont st, Houston, TX 77091

Property Type:	Hotel & Motel	Price:	Not Disclosed
	Economy/Limited Service	Cap Rate:	30.00%
Building Size:	10,000 SF		
Property Description:	I sell Motels. economy/limited services. Look for end buyers who Like buying Motels, I offer excellent value. I Sell Motels across the United States. Need too Move them Fast		



Self-Serve Car Wash - 721 Southwest Green Oaks Blvd., Arlington, TX 76017

Property Type:	Retail	Price:	\$235,000
	Free Standing Bldg	Price/SF:	\$117.97/SF
Building Size:	1,992 SF		
Property Description:	Six bay car wash with bays 20 ft. in length by 15 ft. in width totalling 1,992 sq. ft. with an additional building of 1,487 sq. ft. consisting of a 7 vacuum station area (4 covered) and equipment room. Built in 1988.		



South Houston Building, Corner Location - 316 Pennsylvania St., South Houston, TX 77587

Property Type:	Retail	Price:	\$250,000
	Day Care Facility/Nursery	Price/SF:	\$59.52/SF
Building Size:	4,200 SF		
Property Description:	Previously a Daycare Center. Single Story-Approx. 4200 Square Feet. Won' t Last!		



McKinney Texas Office Building Fully Leased - 1575 Heritage Drive, McKinney, TX 75069

Property Type:	Office	Price:	\$7,870,000
	Office Building	Price/SF:	\$155.62/SF
Building Size:	50,571 SF	Cap Rate:	9.00%
Building Class:	A		
Property Description:	Building finished in July of 2008. Building is 50,571 square feet gross and 48,467 RSF. The site is 2.679 acres in McKinney Texas. Based on the new rent roll annual rents are \$1,058,340. Annual expenses for 2010 were \$350,070. Thus the new NOI is \$708,270. Based on a 9% cap rate the building would be worth \$7,870,000. These numbers were calculated as of April 18, 2011.		



Inside The Loop Multifamily/Office Property - 1916 Branard, Houston, TX 77098

Property Type:	Multifamily	Price:	\$749,000
	Duplex/Triplex/Fourplex	Price/Unit:	\$187,250
No. Units:	4		
Building Size:	5,168 SF		
Property Description:	Three free-standing buildings with four units. Main building can be used for either multi-family or office use. Property has ample off-street parking for all tenants. Buildings are in excellent condition!		



I-45 at Spring Stuebner, near New Exxon Campus - 21819 North Freeway, Spring, TX 77388

Property Type:	Land	Price:	\$855,000
	Retail (land)		

Property Description:
 Ideal Use: Gas Station, Motel, Single User Retail. 171.97 feet of Frontage at the corner of I-45 and Spring Stuebner. *Springwoods Village - 2,000 Acre Mixed - - Use Development located adjacently North of the property. *5,000 New Homes Anticipated within the New Springwoods Village Master Planned Community. *adjacent to Newly Announced Exxon Corporate Campus Development *Widening of Spring Stuebner Rd. to 4 lanes by 2nd quarter of 2012. *Proposed Grand Parkway plan bisects I-45 just north of the tract. Owner will retain cell tower.



Corporate Village - 101 East Corporate Drive, Lewisville, TX 75067

Property Type:	Retail	Price:	\$3,232,000
	Strip Center	Price/SF:	\$100.44/SF
Building Size:	32,180 SF	Cap Rate:	9.00%
		Occupancy:	89%

Property Description:
 Corporate Village is a 32,180 square foot shopping center located in Lewisville, Texas. The property is currently eighty eight percent occupied and has a complementary tenant mix with over fifty two percent of the spaced leased to credit tenants, Denton County Services and Adecco. Corporate Village represents a solid cash flow opportunity and is offered at a 9.0% cap on actual NOI at eighty eight percent occupancy. Pro forma estimates include leasing the two vacant spaces at an average of \$11.50 per square foot on a NNN basis and would boost the property' s cap rate to 10.61% at list price.



Spring Creek Commons - 4152 West Spring Creek Parkway, Plano, TX 75024

Property Type:	Retail	Price:	\$4,472,000
	Strip Center	Price/SF:	\$212.95/SF
Building Size:	21,000 SF	Cap Rate:	8.00%
		Occupancy:	82%

Property Description:
 Spring Creek Commons is a 21,000 square foot, 2006 construction shopping center located in Plano, Texas. The property is currently 81.67 percent occupied and has a diverse tenant mix led by national retailers FedEx Office and Kelly Services. Spring Creek Commons represents a solid cash flow investment on its current numbers along with achievable upside potential. Both vacant spaces are second generation in great condition and ready to be leased immediately. Pro forma estimates include leasing the two vacant spaces at an average of \$21.25 per square foot on a NNN basis and would boost the property' s cap rate to 10.32% at list price.



Cornelius Town Center - 800 Point Vista, Hickory Creek, TX 75065

Property Type:	Retail Neighborhood Center	Price:	\$7,150,000
Building Size:	46,083 SF	Price/SF:	\$155.15/SF
Year Built:	2006	Cap Rate:	6.75%
Property Description:		Occupancy:	100%

Cornelius Town Center is a newly constructed shopping center that is leased to a charter school and a plug and play call center. Tremendous potential to own a property with two tenants that are approximately 50% of the center.



Hardin - 501 Hardin, Austin, TX 78753

Property Type:	Multifamily Duplex/Triplex/Fourplex	Price:	\$175,000
No. Units:	4	Price/Unit:	\$43,750
Building Size:	3,120 SF	Cap Rate:	10.00%
Property Description:		GRM:	88
		Occupancy:	100%

4-Plex in North Central Austin, TX. Long term tenants. 100% occupied. One of the best on the block. NOW is the time to buy at REDUCED prices. Selling below the 2007 highs--\$200,000 to \$220,000. Long lasting hard floor tiles, utility rooms, RFs furnished, good condition. Austin apartments: 95% full from 2010 Q4 surveys. Rents are rising! Interest rates low. These opportunities only come around ~ 10 years or so. NEIGHBORHOOD - Solid bread and butter tenant profiles. PROPERTY - Long term residents - some since 2004. NOW is the time. Make your offer! Contact Steve Rosanky, Realtor, CCIM - Certified Commercial Investment Member



Plano Professional Office Park - 3032 Communications Parkway, Plano, TX 75093

Property Type:	Office Office Condo	Price:	\$449,280 - \$947,200
Building Size:	2,808 - 5,920 SF	Price/SF:	\$160.00/SF
Building Class:	B		
Year Built:	2009		

Property Description:
Plano Professional Office Park is a medical/office complex located in the heart of West Plano. Enjoy great access to the Dallas North Tollway, SH 121, and George Bush Tollway. There are 4 spaces still available, so take advantage of the reduced pricing in this complex. Shell prices are now at \$160 - \$165 psf. Other buyers include General Dentist, Orthopaedic Surgeon, Allergy/Immunology, IT Company, and OB/GYN.



First Time Investor - 4525 Weaver, Houston, TX 77016

Property Type:	Multifamily	Price:	\$355,000
	Garden/Low-Rise	Price/Unit:	\$16,136
No. Units:	22		
Building Size:	15,696 SF		
Property Description:			

Ready to sell Now! 100% vacant. 22 units (14 two bedrooms and 8 one bedrooms). Two story Class C with brick exterior. Plenty of parking.