

hard corner

**Office/
Warehouse**

**Mini
Storage**

Carwash

**Retail
Store**

**8,000sf
warehouse**

**U-haul
buiz**

**Landscape
Lot**

**Grain/scale operation
Leased out through 2007**

6 4 '04

100 units of Mini-storage.

Room for RV/boat storage or more mini-storage expansion.

Valuable hard-corner (clear) in downtown.

Cap Rate >10%

\$750,000.

Additional 2 warehouse buildings \$275,000

It is a Mini-storage/warehouse with grain/carwash,U-Haul, Feed Retail.

Steve Waldon would be happy to stay on and manage..

The city's Fire Department is right next door to south.

Independent bank is across the street (north)

The manager of a mini-storage has a lot of spare time on their hands (even if doing U-haul),

so it is better to have one manager who handles:

The scales

Getting the money out of the Car-wash.

Selling Feed (dog food, horse food,...)

Selling Fertilizer, seed, and retails items.

It is then a full-time job.

As mentioned a guy named Steve Waldon who has worked there, would be very interested

in running it for a new owner. He is very able, and very inexpensive.

There is a Retail store that was leased last year to run a gift shop.

She is now moving to a bigger place in Rockwall, so the shop is available to be leased,

or the owner can setup whatever he wants. (about 800sf).

There is a Franchisor that wants to sell tractors, and put them out on the corner (hard corner for Display).

We want to let the new owner decide what he wants to do.

There is a Nurseryman who leased the impound space last year. The corner (Hwy 5 and 5th Street) has a lot of future value.