

PROPERTY INFORMATION

<u>LOCATION:</u>	Southwest Corner of Park Boulevard and Avenue K (1028 E. Park Blvd.)
<u>BUILDING SIZE:</u>	10,800+/- square feet
<u>LAND SIZE:</u>	0.9298+/- acres
<u>ZONING:</u>	Planned Development – Light Commercial
<u>OCCUPANCY:</u>	100%
<u>TRAFFIC COUNT:</u>	56,000+ cars per day through this intersection
<u>YEAR BUILT:</u>	Originally constructed in 1972 and remodeled in 1996
<u>NUMBER OF TENANTS:</u>	Four (National Credit – AutoZone and Mrs. Baird's)
<u>AVG. LEASE RATE:</u>	\$13.09 per square foot
<u>NET OPERATING INCOME:</u>	\$108,000+/-
<u>PRICE:</u>	\$1,500,000 (7.2% Cap Rate)

MISCELLANEOUS:

- Major intersection corner location
- Across the street from the end of the line Parker Road DART Light Rail Station
- Adjacent to a new Discount Tire facility that relocated from the corner across the street

For more information, contact:

**Rick Fambro
Fairway Group, Real Estate
972-985-0500**

