

**NET LEASE INVESTMENT**

1313 N Interstate 35 E | Waxahachie, Texas 75165

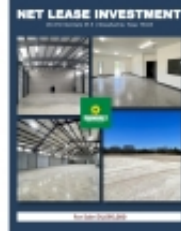
**New Sunbelt Rentals**

- New 10 Year Lease with Sunbelt Rentals
- Annual NOI \$270,000
- 5.75% CAP Rate
- Building Size: Approximately 12,600 SF
- Lot Size Approximately 3.095 Acres
- Steel/Brick Construction
- City Utilities
- Excellent Ingress/Egress
- Annual Rent Escalations in Primary Term & Renewal Options
- Two 5-Year Renewal Options
- Built in 2012/Completely Remodeled in 2022
- New High Density Fire Suppression System Throughout
- Fenced & Gated Yard Area/Truck Court
- Superior Visibility & Traffic Counts on I-35 Corridor
- Fastest Growing Dallas Outer Perimeter
- Affluent Community with Great Demographics

**For Sale \$4,695,000**

**LANDBRIDGE**  
COMMERCIAL PROPERTIES  
Brokerage | Management | Consulting

**Brian Burks**, Principal Broker  
903.561.9527 (O) 903.352.3000 (C)  
brian@LandbridgeCommercial.com  
www.landbridgecommercial.com

**1313 N. Interstate 35 E, Waxahachie, 75165, TX****NET LEASE INVESTMENT**

New 10 Year Lease with Sunbelt Rentals Annual NOI \$270,000 5.75% CAP Rate Building Size: Approx 12,600 SF Lot Size: Approx 3.095 Ac Steel/Brick Construction City Utilities Excellent Ingress/Egress Annual Rent Escalations in Primary Term & Renewal Options Two 5-Year Renewal Options Built in 2012/Completely Remodeled in 2022 New High Density Fire Suppression System Throughout Fenced & Gated Yard Area/Truck Court Superior Visibility & Traffic Count on I-35 Corridor Fastest Growing Dallas Outer Perimeter Affluent Community with Great Demographics

**MORE INFORMATION****Main**

Availability : 2023-01-02

**CONVENIENCE:**