



## Tractor Supply

1207 N Avenue G, Clifton, TX 76634



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# Tractor Supply

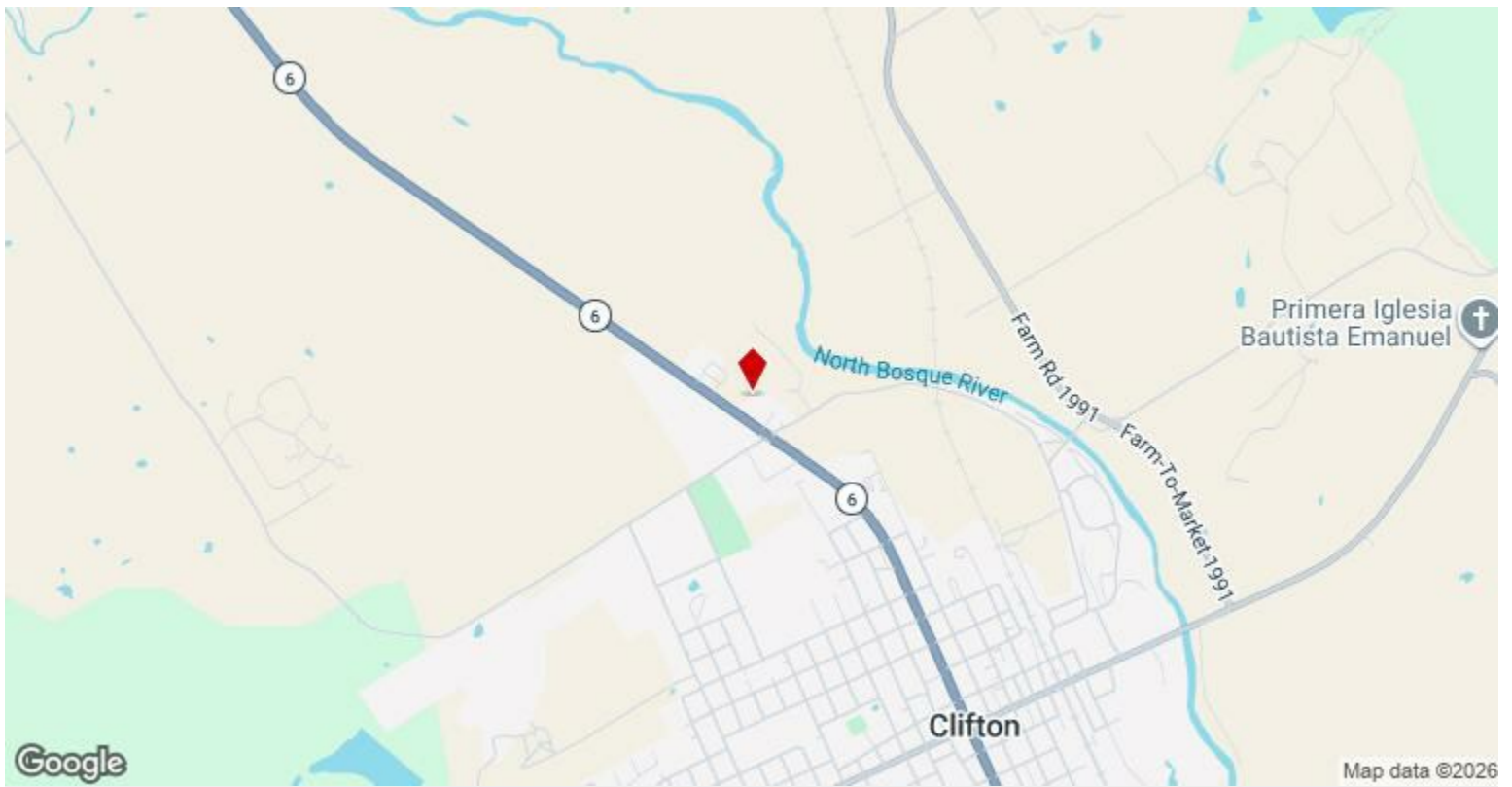
\$3,533,000

Tractor Supply in Clifton, TX NN lease, 10-year lease begins May 1 2026, park your 1031 exchange money and watch payments auto deposit Owner Agent...

- Growing Rural County
- Ranch
- Tractor Supply Fusion upgrades in procss



Price:	\$3,533,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.75%
Lot Size:	2.55 AC
Gross Building Area:	22,356 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1995
Tenancy:	Single
Parking Ratio:	3.9/1,000 SF
Zoning Description:	none
APN / Parcel ID:	R29281



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# Property Photos



Building Photo



Building Photo

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