

Pecos NNN

TRIPLE WIDE
BUNK TRAILER

MODULAR
OFFICE

WAREHOUSE

OFFERING MEMORANDUM

463 Blackbird Dr
Verhalen , TX 79772

Pecos NNN

CONTENTS

- 01 Executive Summary**
Investment Summary
- 02 Property Description**
Property Features
- 03 Rent Roll**
Rent Roll
- 04 Financial Analysis**
Income & Expense Analysis
- 05 Demographics**
General Demographics
Race Demographics
- 06 Additional Information**

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PECOS NNN

01 Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	463 Blackbird Dr Verhalen TX 79772
BUILDING SF	4,880 SF
LAND ACRES	6
YEAR BUILT	2020
YEAR RENOVATED	2026

FINANCIAL SUMMARY	
PRICE	\$675,000
PRICE PSF	\$138.32
OCCUPANCY	100%
NOI (CURRENT)	\$72,000
CAP RATE (CURRENT)	10.67%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	18	40	967
2026 Median HH Income	\$100,000	\$79,585	\$80,025
2026 Average HH Income	\$118,710	\$87,933	\$79,605

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02

Property Description

Property Features



PROPERTY FEATURES

BUILDING SF	4,880
LAND ACRES	6
YEAR BUILT	2020
YEAR RENOVATED	2026

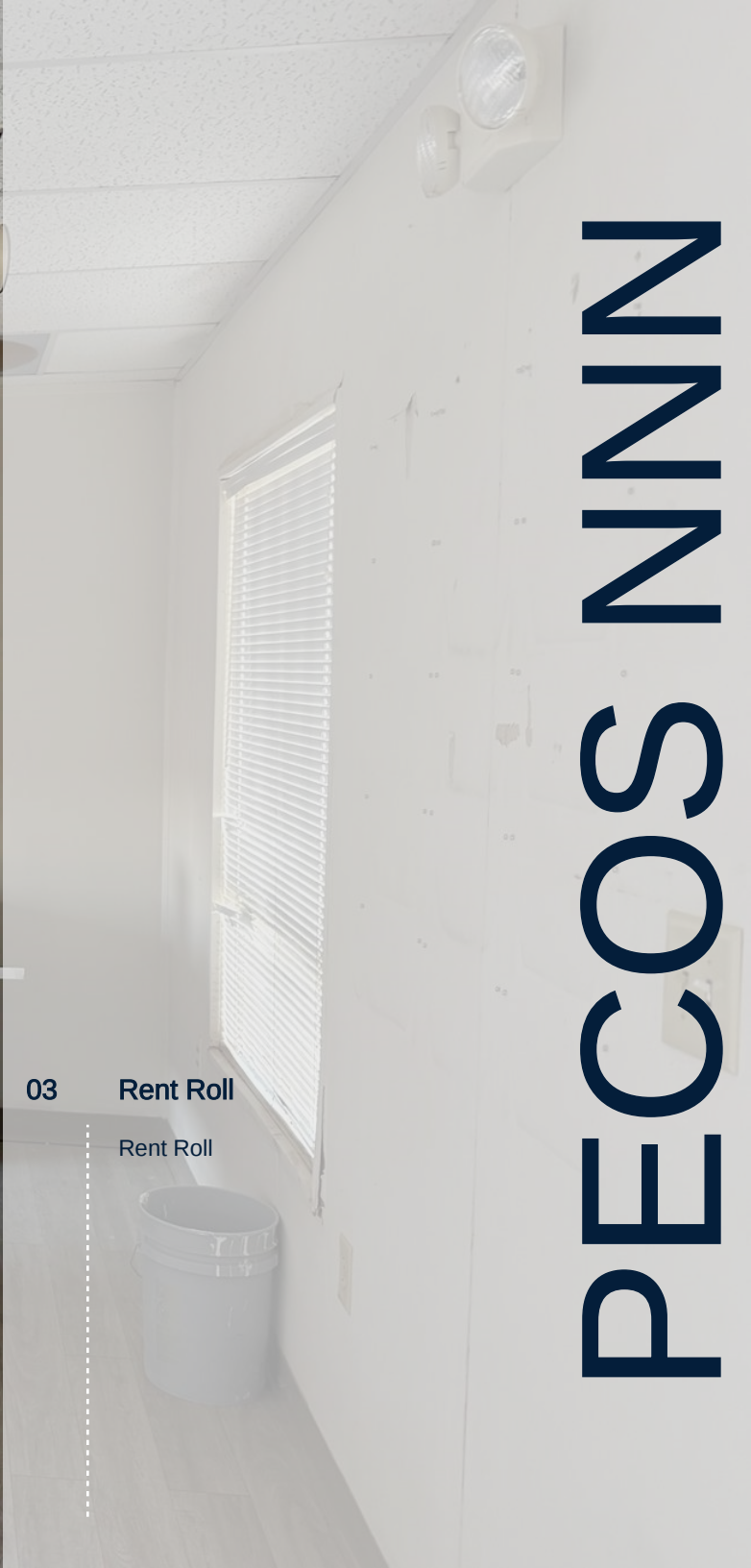




03

Rent Roll

Rent Roll



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				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
	Interface Treating Solutions			09/01/26	09/01/27	CURRENT	\$6,000		\$72,000		\$9,000	NNN	
Totals:							\$6,000		\$72,000		\$9,000		

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04

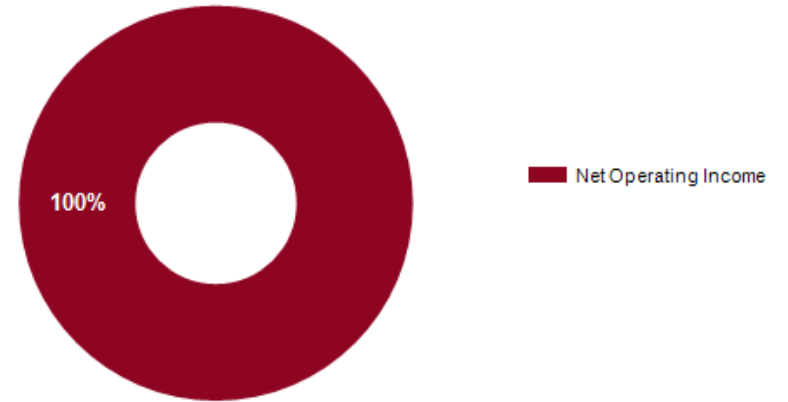
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$72,000
Expense Reimbursement Revenue	\$9,000
Total Gross Revenue	\$81,000
NNN	-\$9,000
Effective Gross Income	\$72,000
Net Operating Income	\$72,000



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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05

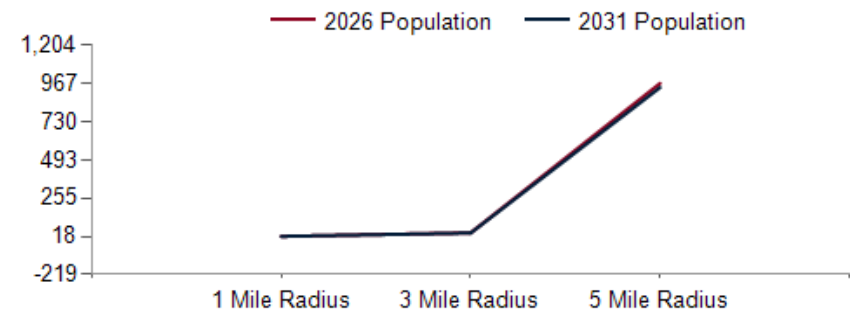
Demographics

General Demographics

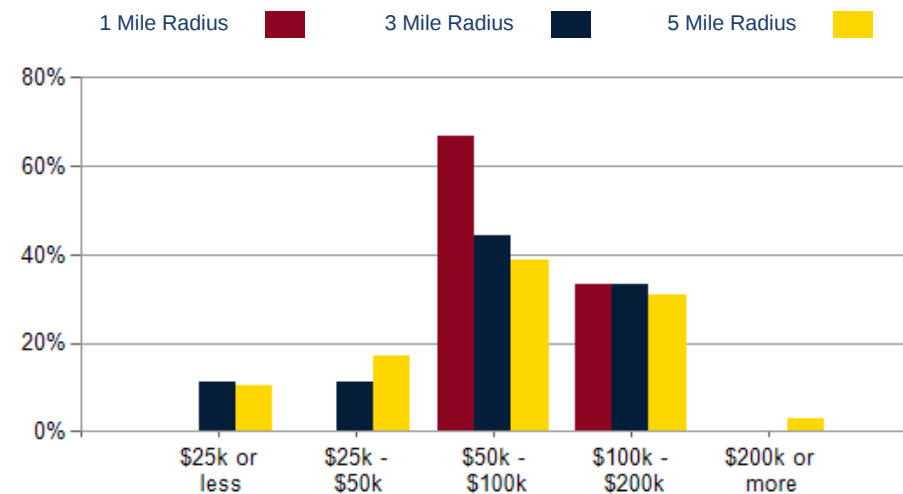
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12	24	2,031
2010 Population	20	41	3,451
2026 Population	18	40	967
2031 Population	18	39	942
2026 African American	1	1	34
2026 American Indian	0	0	3
2026 Asian	0	0	9
2026 Hispanic	17	37	894
2026 Other Race	1	3	63
2026 White	14	32	773
2026 Multiracial	2	3	84
2026-2031: Population: Growth Rate	0.00%	-2.55%	-2.60%

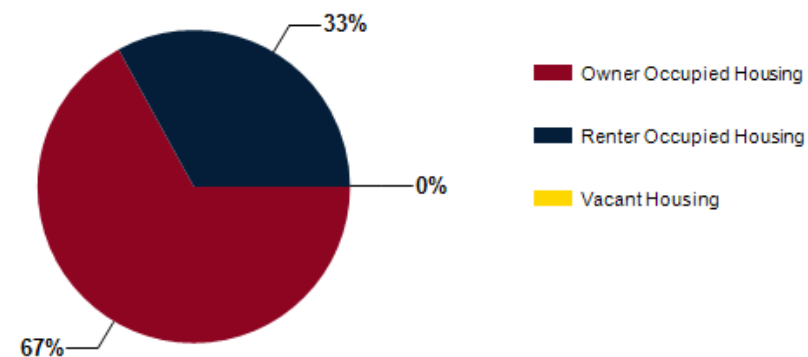
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	0	7
\$15,000-\$24,999	0	1	11
\$25,000-\$34,999	0	1	22
\$35,000-\$49,999	0	0	7
\$50,000-\$74,999	1	2	29
\$75,000-\$99,999	1	2	37
\$100,000-\$149,999	1	3	52
\$150,000-\$199,999	0	0	1
\$200,000 or greater	0	0	5
Median HH Income	\$100,000	\$79,585	\$80,025
Average HH Income	\$118,710	\$87,933	\$79,605



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

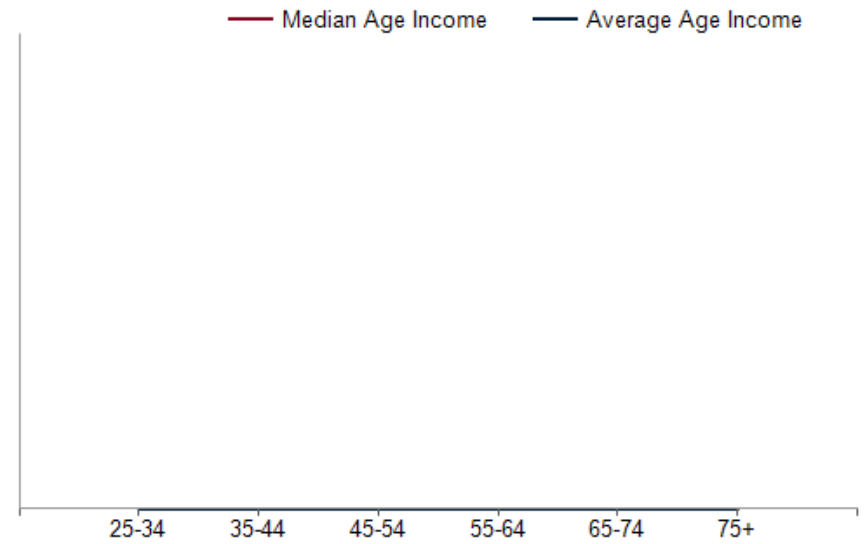
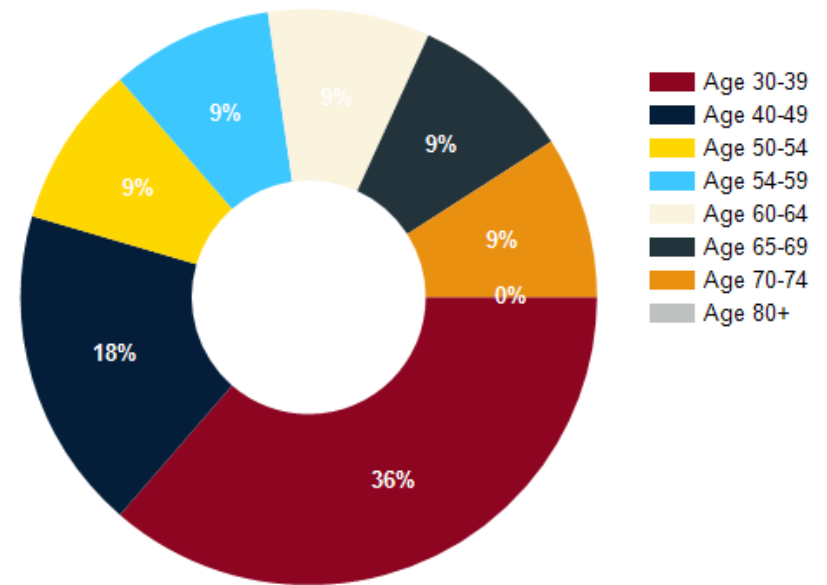


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2	4	97
2026 Population Age 35-39	2	4	98
2026 Population Age 40-44	1	3	75
2026 Population Age 45-49	1	3	72
2026 Population Age 50-54	1	2	53
2026 Population Age 55-59	1	2	53
2026 Population Age 60-64	1	2	56
2026 Population Age 65-69	1	2	44
2026 Population Age 70-74	1	1	27
2026 Population Age 75-79	0	1	15
2026 Population Age 80-84	0	1	14
2026 Population Age 85+	0	1	15
2026 Population Age 18+	14	32	766
2026 Median Age	36	38	37
2031 Median Age	39	39	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$87,500	\$76,667
Average Household Income 25-34	\$0	\$133,804	\$78,898
Median Household Income 35-44	\$0	\$87,500	\$70,336
Average Household Income 35-44	\$0	\$134,588	\$76,715
Median Household Income 45-54	\$0	\$112,500	\$105,567
Average Household Income 45-54	\$0	\$149,210	\$110,935
Median Household Income 55-64	\$0	\$112,500	\$103,201
Average Household Income 55-64	\$0	\$194,071	\$92,184
Median Household Income 65-74	\$0	\$0	\$62,053
Average Household Income 65-74	\$0	\$0	\$69,112
Average Household Income 75+	\$0	\$0	\$43,904

Population By Age



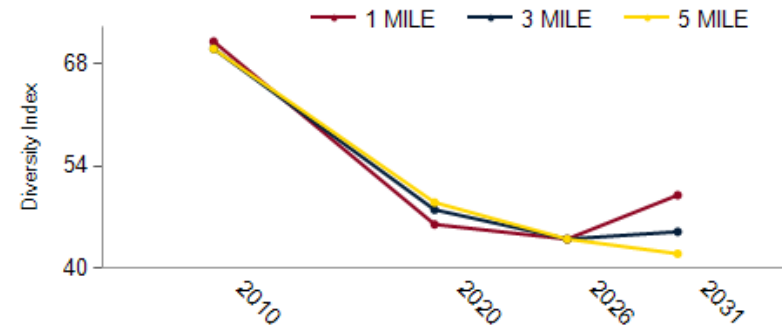
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	50	45	42
Diversity Index (current year)	44	44	44
Diversity Index (2020)	46	48	49
Diversity Index (2010)	71	70	70

POPULATION BY RACE



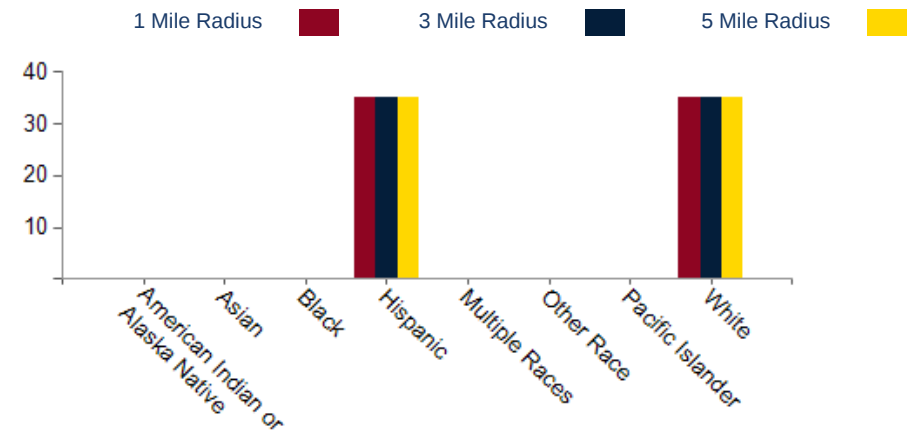
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	1%	2%
American Indian	0%	0%	0%
Asian	0%	0%	0%
Hispanic	49%	49%	48%
Multiracial	6%	4%	5%
Other Race	3%	4%	3%
White	40%	42%	42%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	0	28
Median Asian Age	0	0	49
Median Black Age	0	0	43
Median Hispanic Age	35	36	37
Median Multiple Races Age	0	0	32
Median Other Race Age	0	0	27
Median Pacific Islander Age	0	0	0
Median White Age	35	37	37

2026 MEDIAN AGE BY RACE



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06

Additional Information







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