

INVESTMENT SALE STNL RETAIL

3227 Horne Rd.
Corpus Christi, TX



The Investment

Well positioned sale-leaseback retail investment located along 3227 Horne Rd in Corpus Christi, TX. The property benefits from strong visibility, 16,000 vehicles per day and proximity to other national quick service retail including McDonald's, Peter Piper Pizza, Spec's, Wendy's and others. With a long-term tenant in place, this property offers investors a stabilized asset with strong returns in an establish retail corridor.

Alejandro Garza

Brokerage Services

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- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

**INVESTMENT SALE
RETAIL CENTER**

ICO
Real Estate Advisors

RENT ROLL SUMMARY

Rent Roll Summary

Suite	Tenant Name	SF	% of Total SF	Begin	End	Rmn. Term	5/1/26	
							Current Rent	Exp. Reimb.
Suite 1	Pinkis	7,200	100%	3/1/21	2/1/36	10 Yr.	\$ 8.35	\$ 2.53
Total / Average		7,200	100%			WALT 9.8 Yr.	\$ 8.35	\$ 2.53
Rental Revenue							\$ 60,095	
Expense Reimbursement							18,216	2.53
Parking								
Other Income								
Potential Gross Income							\$ 78,311	
							-	
Effective Gross Income							\$ 78,311	
Operating Expenses - RECOVERABLE							\$ / SF	
Ad Valorem Tax							\$ 7,651.89	
Insurance							\$ 4,650.00	
CAM							\$ 3,500.00	
Management Fee							3.00% \$ 2,349.34	
Total Operating Expenses							\$ 2.52	\$ 18,151
Net Operating Income							\$ 60,160	

- +/- 10 Year Remaining
- CPI Adjustments Every 5Yr
- Sale/Lease Back
- Lease Type - NNN

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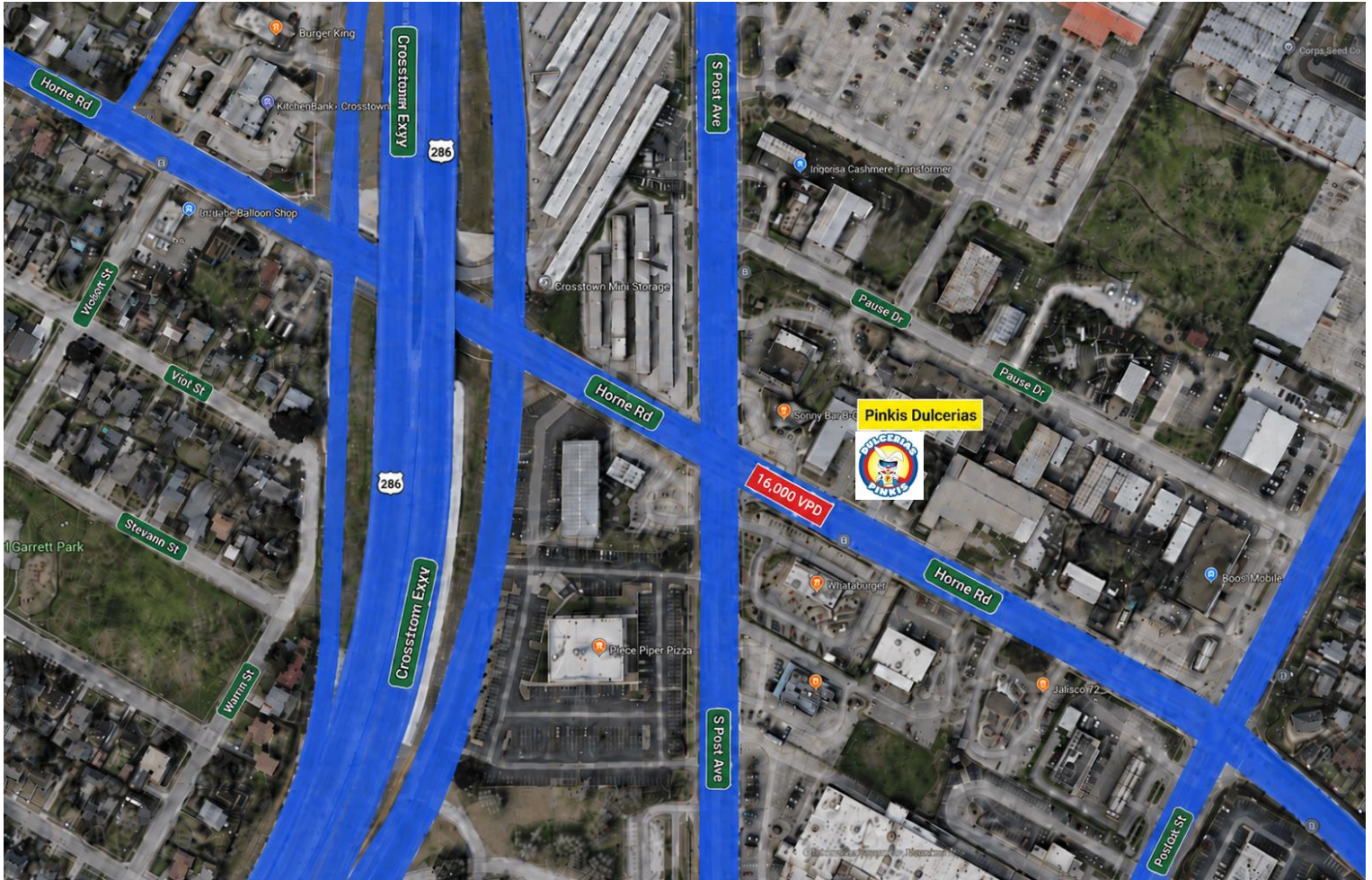
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LOCATION MAP



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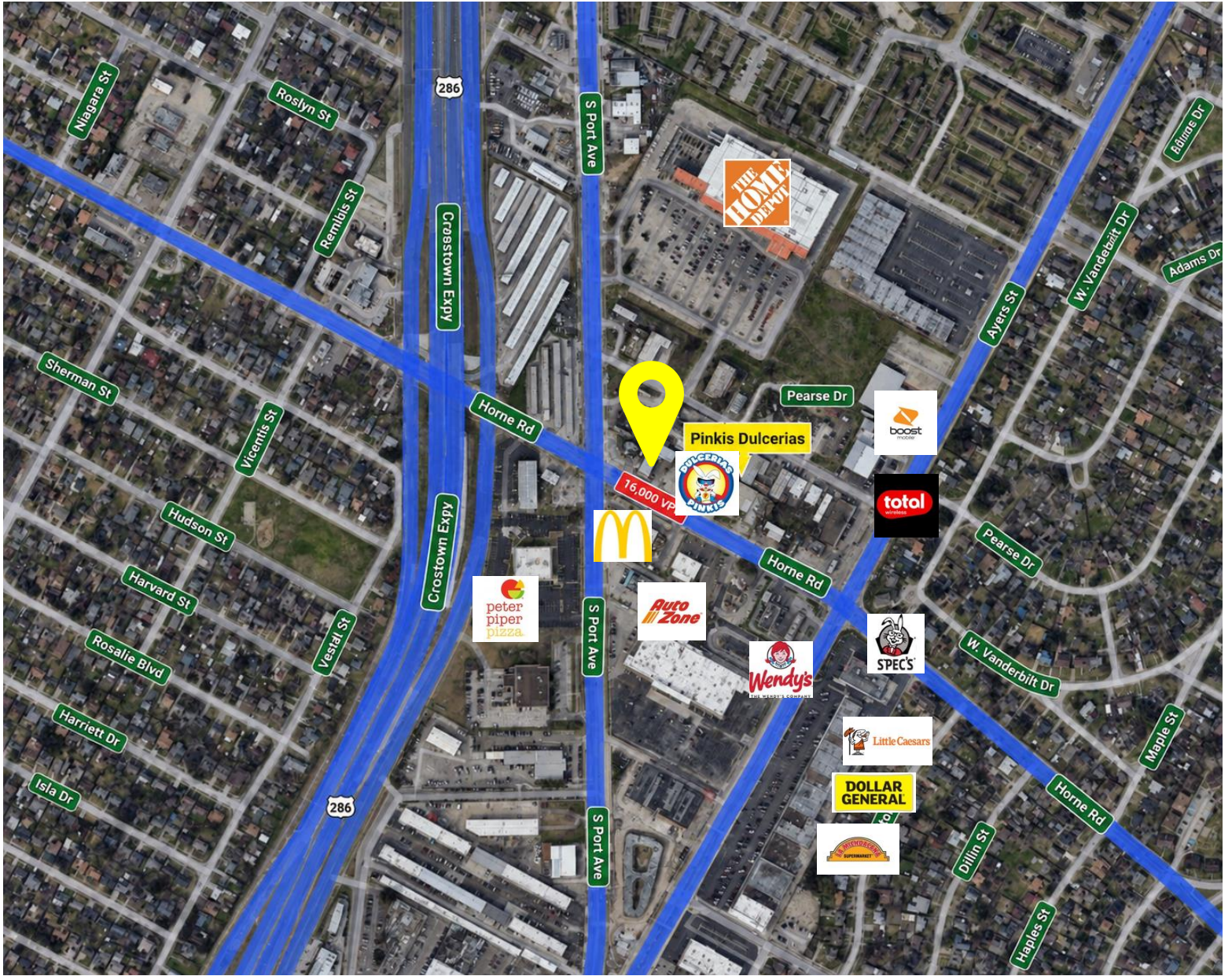
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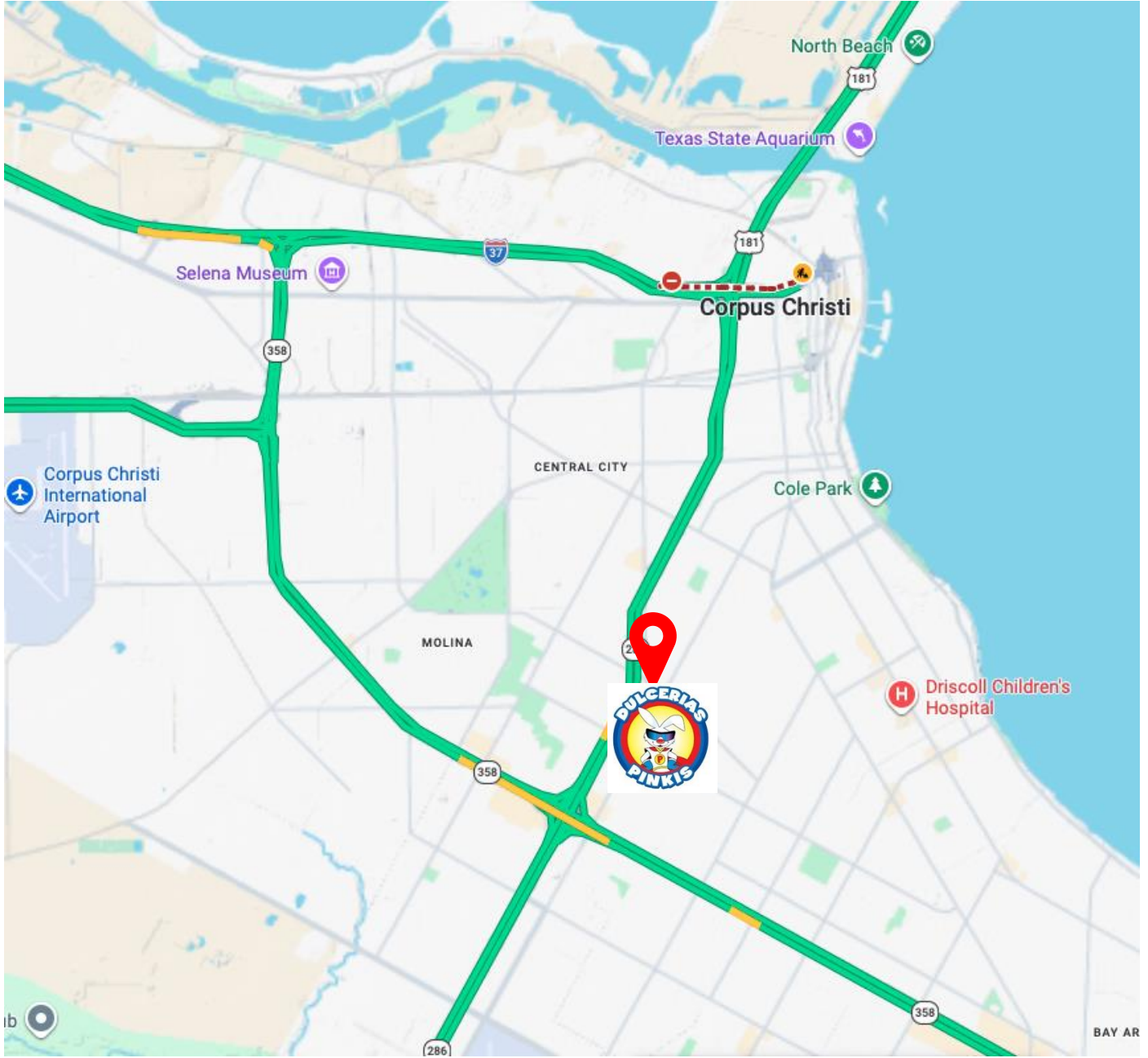
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