

361 W Byron
Nelson Blvd.



**100% Leased
FOR SALE**



- **\$3,853,000**
- **13,065 SF**
- **Yr. Blt. 2017**
- **3 Tenants**
- **100% Leased**
- **NOI \$231,201**
- **6% Cap Rate**
- **Lease Type: NNN**



DEMOGRAPHICS	2 YRS	5 YRS	10 YRS
POPULATION	17,338	116,214	562,348
AVG. INCOME	\$163,795	\$167,214	\$160,816
HOUSEHOLDS	6,299	39,303	190,604

EXCELLENT ACCESS

Minutes to SH-114

15 Minutes to DFW Airport

10 Minutes to Alliance

**Halfway between Dallas &
Fort Worth**



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