

SINGLE-TENANT RETAIL INVESTMENT OPPORTUNITY



STORE #3782



*representative photo

OFFER MEMORANDUM

1501 W SOUTH COMMERCE STREET
WILLS POINT, TX 75169



LONG-TERM LEASE IN PLACE PERCENTAGE LEASE W/NNN

Lease Through April 30, 2027
Two (2) Five (5) Year Options



PRIME DFW LOCATION

Situated along a major retail corridor with excellent visibility and access.



EXCELLENT VISIBILITY & ACCESS

High-traffic counts with frontage along W South Commerce Street and close proximity to I-20.



STRONG DEMOGRAPHICS

Surrounded by growing residential communities and a robust daytime employment base.



HIGH TRAFFIC COUNTS

Excellent daily traffic volumes along W South Commerce Street.



RETAIL CORRIDOR LOCATION

Positioned in a well-established retail corridor with national tenants and strong consumer draw.

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This Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers of the subject property. It is not to be used for any other purposes except those related to the sale or marketing of the property.

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1501 W SOUTH COMMERCE STREET

Wills Point, Texas 75169

Store #3782

SINGLE-TENANT RETAIL INVESTMENT OPPORTUNITY

List Price: \$890,000.00 CAP Rate: 8.59%

INVESTMENT HIGHLIGHTS

- **8.59% CAP Rate**
Attractive in-place capitalization rate supported by contractual lease income and percentage-rent participation.
- **Established Single-Tenant Retail Asset**
Long-standing retail location positioned within a growing East Texas trade corridor.
- **Percentage Lease Structure**
Attractive lease structure includes:
 - Base Rent: **\$4,290.00 per month**
 - Additional Care & Maintenance Income: **\$600.00 per month**
 - Percentage Rent: **2.5% of annual sales**
- **Triple Net Lease (NNN)**
Tenant responsible for taxes, insurance, and common property expenses, minimizing landlord responsibilities.
- **Lease Term Remaining**
Current lease expires **April 30, 2027**.
- **Extension Options**
Tenant holds **two (2) additional five-year renewal options**, providing long-term occupancy potential.
- **Strategic Retail Corridor Location**
Positioned along W South Commerce Street with strong local traffic exposure and accessibility.

PROPERTY OVERVIEW

Property Address	1501 W South Commerce Street, Wills Point, TX 75169
Store Number	#3782
Property Type	Single-Tenant Retail
Lease Type	Triple Net (NNN)
Current Rent	\$4,290.00 Monthly
Additional Income	\$600.00 Monthly Care & Maintenance
Percentage Rent	2.5% of Annual Sales
Lease Expiration	April 30, 2027
Renewal Options	Two (2) Five-Year Options
Occupancy	100% Leased
Building Size	8,625 SF
Land Size	32,670 SF (0.75 Acres)
Parking Spaces	Approximately 30 spaces

INVESTMENT SUMMARY

This offering presents the opportunity to acquire a stabilized retail investment located in Wills Point, Texas, benefiting from contractual income and a percentage-rent upside component tied directly to tenant sales performance.

The property features a favorable triple-net lease structure, creating predictable income with reduced landlord operating responsibilities. In addition to monthly rental income, the lease includes care and maintenance reimbursements as well as a 2.5% annual sales participation component, enhancing long-term revenue potential.

The tenant's two additional five-year renewal options provide investors with the opportunity for extended tenancy and continued income stability beyond the current lease expiration.

LOCATION OVERVIEW

Wills Point is strategically located east of the Dallas-Fort Worth Metroplex along Interstate 20, offering connectivity to major regional transportation routes and continued residential growth throughout Van Zandt County.

1501 W South Commerce Street benefits from:

- Strong frontage and visibility
- Easy customer accessibility
- Established retail presence
- Growing regional demographics
- Proximity to major commuter routes
- The surrounding trade area supports a consistent customer base and ongoing retail demand.

LEASE SUMMARY

Current Lease Structure

- Base Monthly Rent: **\$4,290.00**
- Care & Maintenance Reimbursement: **\$600.00 Monthly**
- Percentage Rent: **2.5% of Gross Sales Each Lease Year**
- Lease Type: **Triple Net (NNN)**

Lease Term

- Expiration Date: **April 30, 2027**

Renewal Options

- Two (2) additional five-year tenant renewal options

INVESTMENT CONSIDERATIONS

This property offers investors:

- Passive income potential through NNN structure
- Additional upside through percentage rent participation
- Long-term tenant occupancy potential
- Exposure to a growing East Texas market
- Stable retail fundamentals in an established corridor
- The combination of fixed rental income, reimbursements, and sales participation creates a diversified income stream uncommon among traditional single-tenant retail investments.

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