

2720 N MAIN STREET, Liberty, TX 77575

Investment Overview:

The Slay Strip at 2720 N Main St presents a prime commercial investment opportunity in Liberty's growing retail corridor. This well-positioned strip benefits from high visibility along the US-90/TX-146 route, attracting High visibility with strong exposure on a well-traveled road and serves an expanding local population with limited retail competition. Liberty's strengthening economy, driven by residential growth and tourism from downtown attractions, supports strong tenant demand. The property offers versatile multi-tenants. Multi tenants Property with leases and renewal options. With approximate NOI of \$119,940.00 and competitive cap rates aligning with market comps. This asset attracts investors interested in consistent cash flow in a less competitive market.

Property Highlights:

- **Building SF 16,060**
- **Lot SF 49,671 ~ 1.1403 Acres**
- **Year Built 1978 – Renovated–2022**
 - Roof Material: Metal 2022
 - Electrical 2022
 - Plumbing 2022
 - All new HVAC 2022
- **Foundation:** Slab
- **Exterior:** Brick Veneer
- **Parking spaces 60**
- **Access Two sides Ingress/egress, Proximity to major Hwy 90**

Financial Overview:

- **Net Operating Income (NOI): \$119,940.00**
- **Occupancy Rate:** 100% (Fully Occupied)
- **Seller Financing available**

Units:

- **Unit 1- 2600 SF TSO (Texas State Optical)**
- **Unit 2- 3500 SF MotorBike shop**
- **Unit 3- 1600 SF Offices**
- **Unit 4- 2400 SF Antique Shop**
- **Unit 5- 1600 SF Beer Bar**
- **Unit 6- 2660 SF Family Arcade**



SABIKA JAFRI

Broker Associate

832-620-9281

sjafriproperties@gmail.com



Sabika Jafri
Let's make the deals
possible together!

**THE
SEARS
GROUP**



**TEXAS ACCREDITED
COMMERCIAL SPECIALIST**