

Retail, Restaurants,
Convenience Store,
Medical Office
Suites,

2121 FM 1417

SHERMAN -TEXAS





EXTERIOR PHOTOS



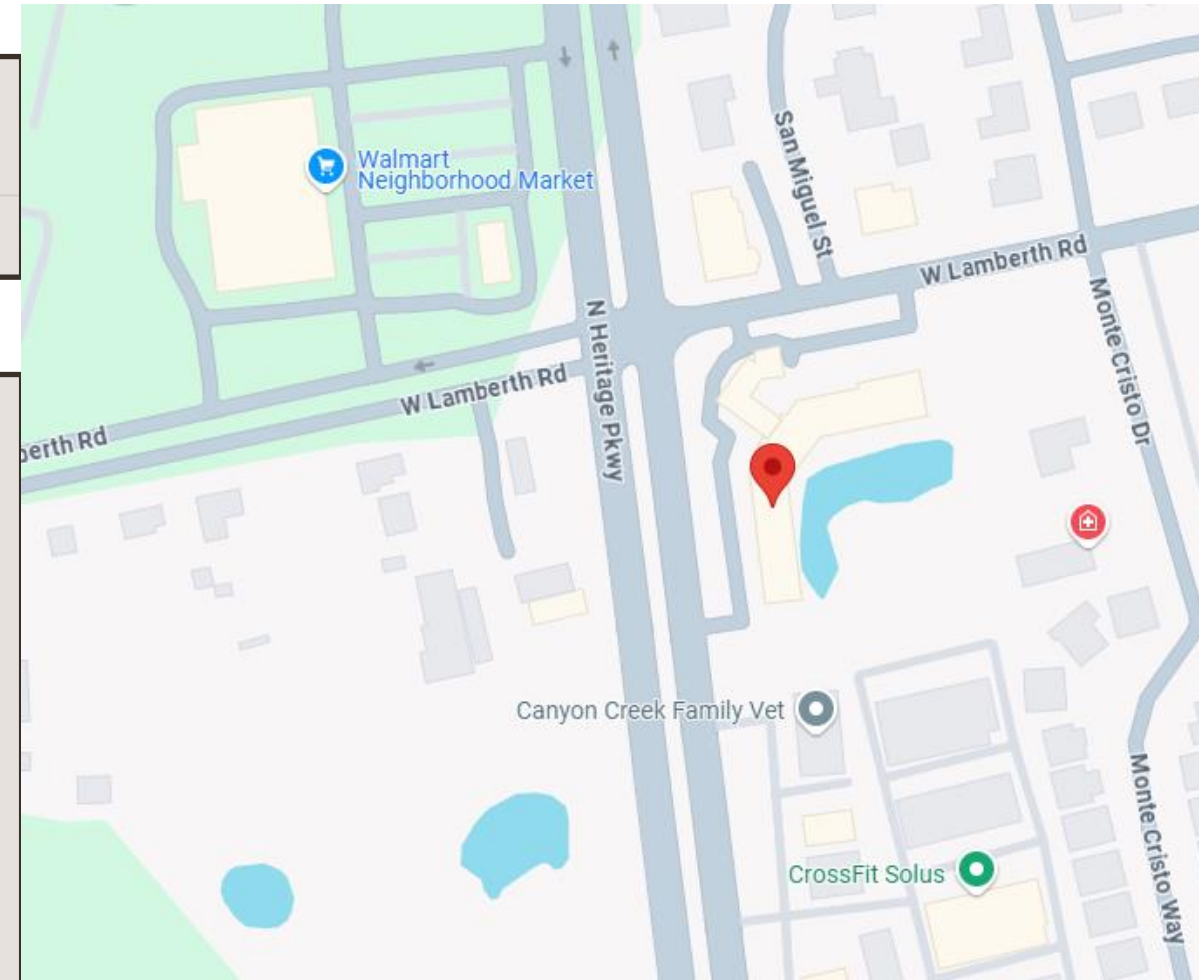
LOCATION, USAGE AND FACILITY OVERVIEW

Current Tenants

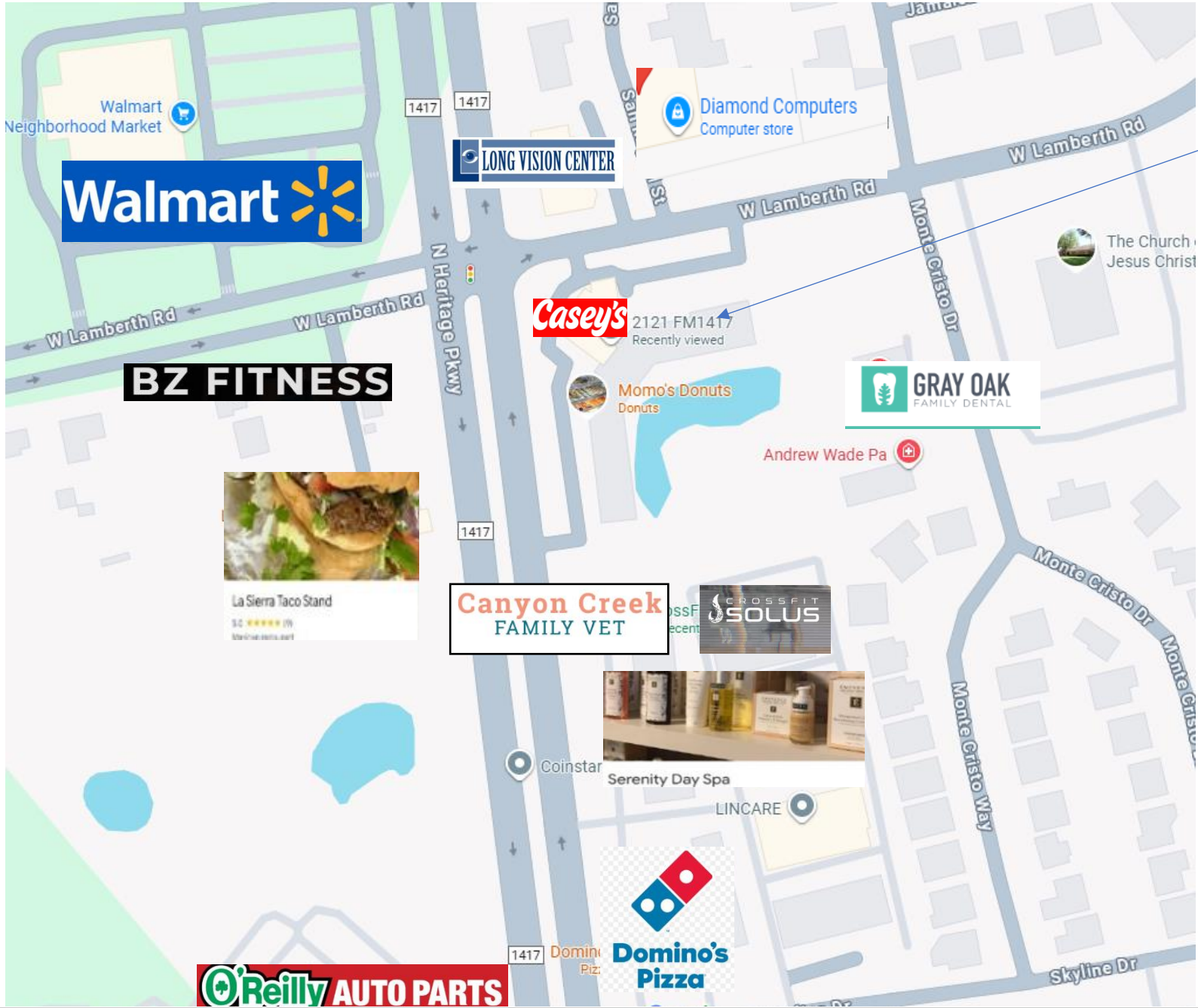
- Occupied by Massage ,Bookkeeping, Gas Station, Gold & Silver shop , Donut shop, Pizza Shops & Ice Cream shop.

Commercial Zoning – Sherman Usages allowed

- Professional Offices.
- Salon suites, Recreational , Gym
- Shopping , Café, Restaurants, Businesses & more.
- Any retail shops except Smoking or Vape Shops.
- Building has about 100 parking in front of the building.
- Walmart is situated on the north west side of the Lamberth & Heritage Rd .



2121 FM 1417



Walmart

BZ FITNESS



La Sierra Taco Stand
3.0 ★★★★★ (19)
Starbucks.com

**Canyon Creek
FAMILY VET**

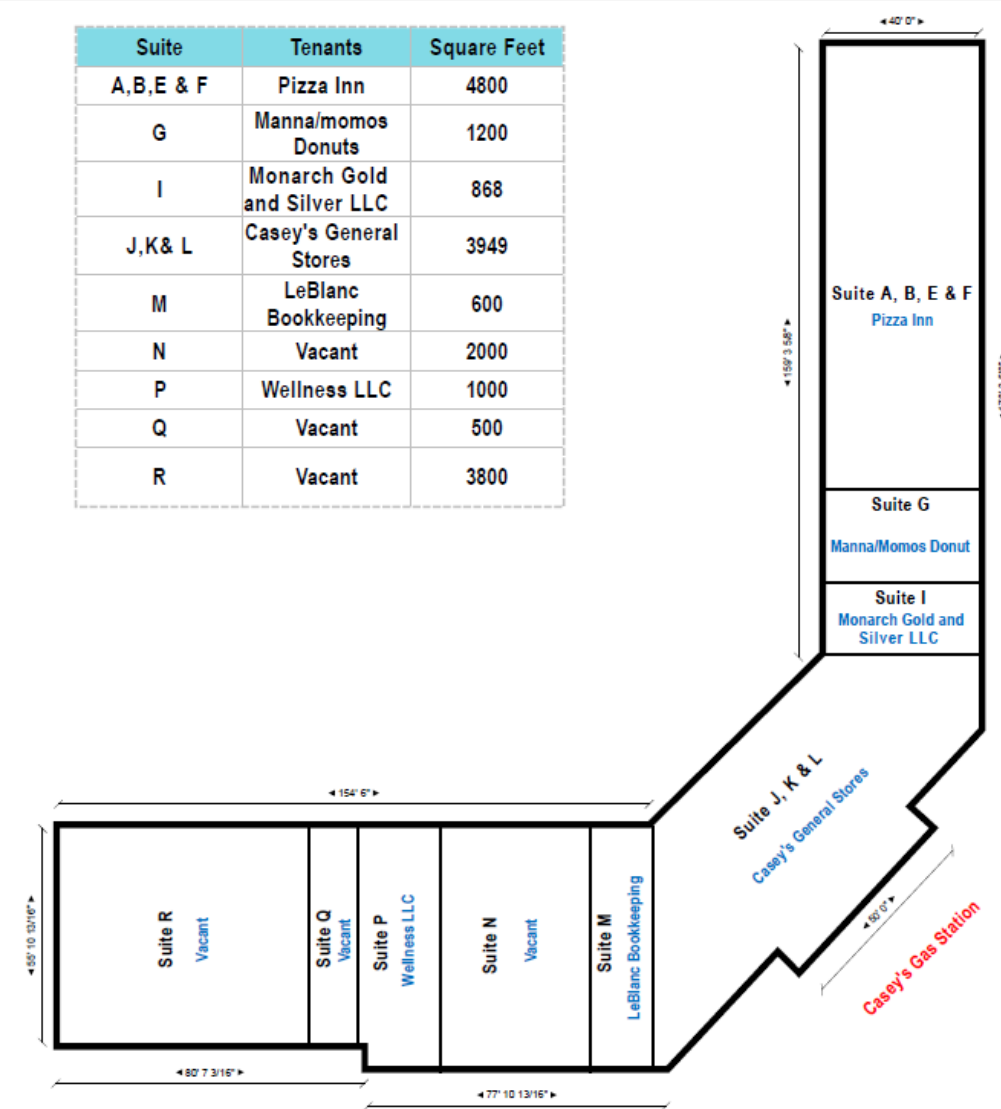
O'Reilly AUTO PARTS

**Domino's
Pizza**



SITE LAYOUT

Suite	Tenants	Square Feet
A, B, E & F	Pizza Inn	4800
G	Manna/momos Donuts	1200
I	Monarch Gold and Silver LLC	868
J, K & L	Casey's General Stores	3949
M	LeBlanc Bookkeeping	600
N	Vacant	2000
P	Wellness LLC	1000
Q	Vacant	500
R	Vacant	3800



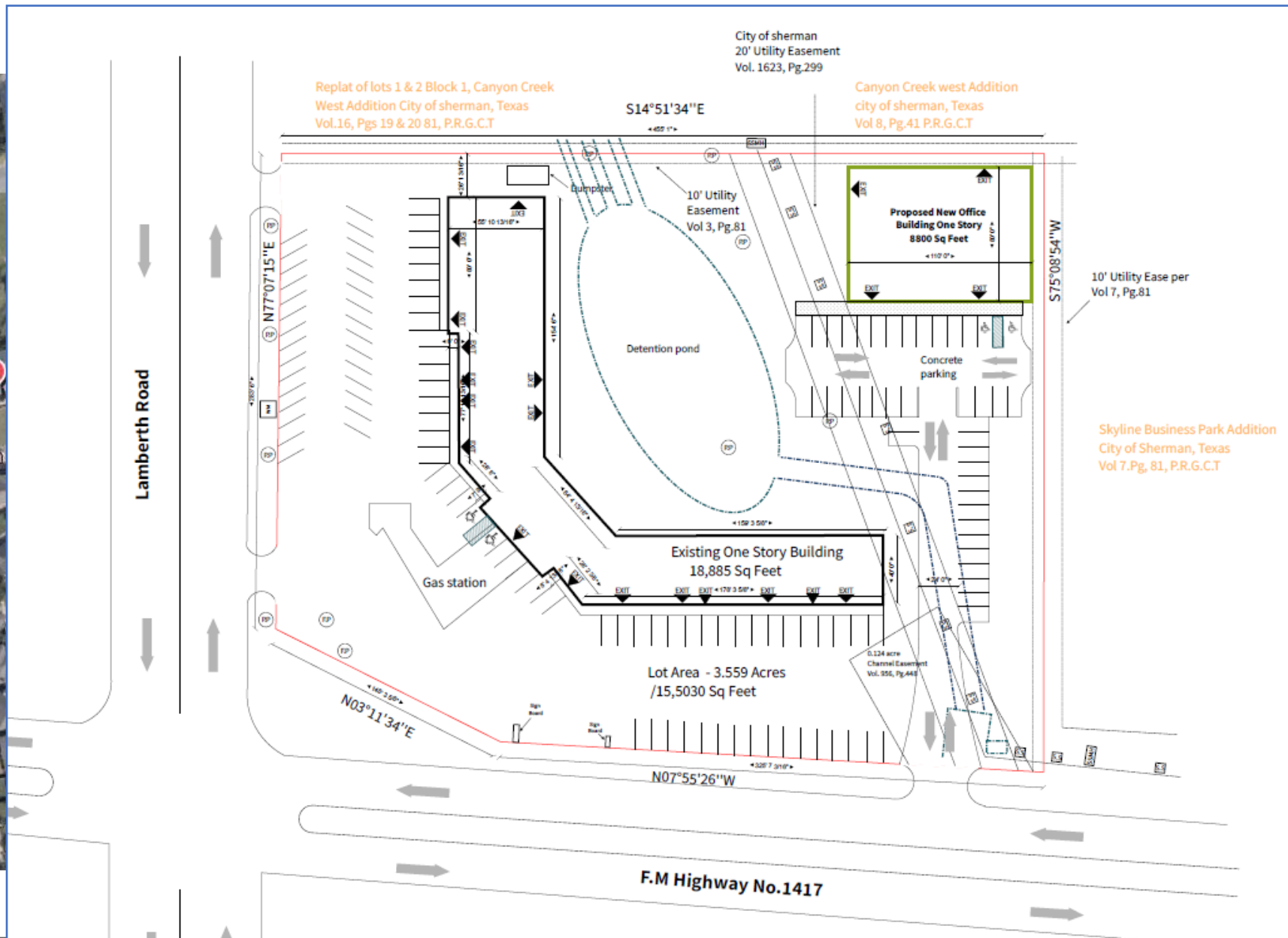
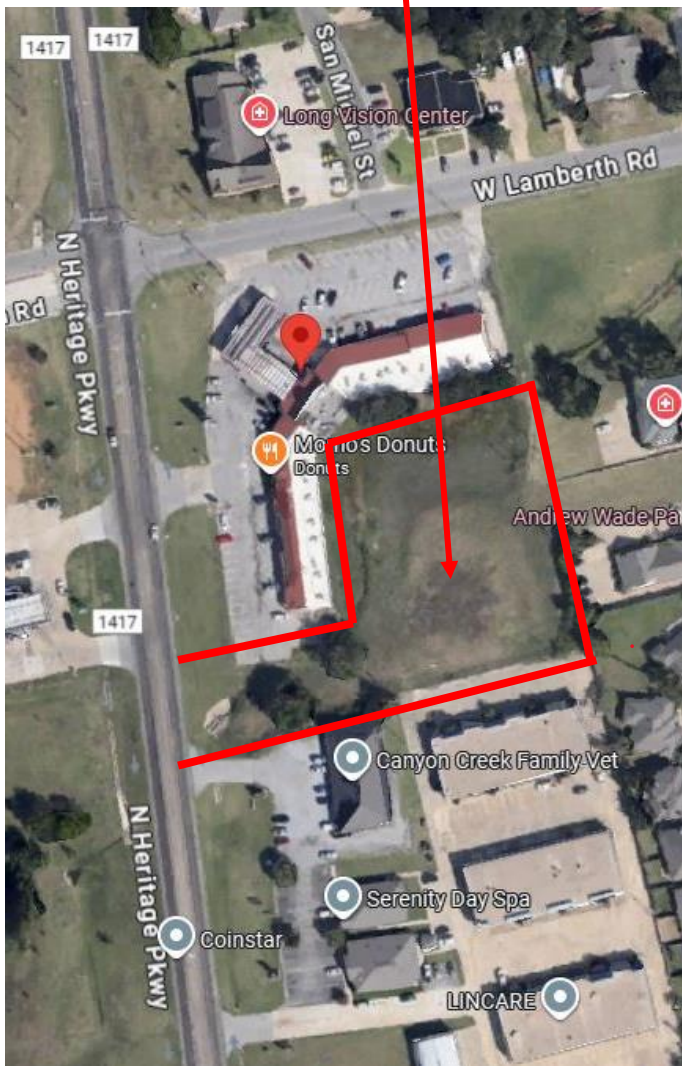
N HERITAGE PKWY - FM 1417

W - LAMBERTH RD

Walmart- Located on the north west corner

Buildable Land

Concept Plan for the vacant lot behind the existing building





INTERIOR PHOTOS



Rent Roll, Proforma and NOI

Suite	Tenant	SQFT	Moved In	Lease End	Renewal Options	Actual Monthly Rent + NNN	Proforma Monthly Rent + NNN	Remarks
A,B,E & F	Pizza Inn	4800	2022	06/30/2032	One 10 year until 2042	\$8327.80	\$9200	
G	Manna/Momos Donut	1200	2003	07/31/2031	None	\$2400.00	\$2400	
I	Monarch Gold & Silver	868	2026	07/31/2031	One 5 years until 2036	\$1900.00	\$1900	
J,K & L	Casey's General Stores	3949	1997	8/31/2032	Three 5 years until 2048	\$6,750.00	\$6750	
M	LeBlanc Bookkeeping	600	2012		None	\$557.11	\$5200	Landlord is keeping Suite M on month to month incase new tenant needs a contiguous 2600 SQFT
N & O	Vacant	2000	-		None	0		
P	Wellness LLC	1000	2024	12/31/2030	None	\$2,060.00	\$2060	
Q & R	Vacant	4468	-		None	0	\$7819	
Z Parking	McClure, Nat Insurance	-	2024	12/31/2026	None	\$150.00	\$150	
Total Monthly Rent + NNN						\$22,144.91	\$35,479.00	
Total Annual Rent + NNN		18885				\$265,738.92	\$425,748.00	
Actual Annual Expenses \$8.5/SQFT		SQFT				\$160522.50	\$160522.50	
Net Operating Income						\$105216	\$265226	

Net Operating Income –Year 2025

INCOME	AMOUNT
6000 Rental Income	219072.64
9920 CAM Income	66528.32
Total Income	285600.96
EXPENSES	AMOUNT
6200 Repairs	10240.10
6250 Utilities	31124.36
6350 Insurance	28021.00
6500 Legal and Professional Fees	2925.18
6550 Cleaning and Maintenance	6935.29
7070 Taxes	53683.95
9930 Management Fees	12,000.00
Total Expenses	152129.88
NET OPERATING INCOME	133471.08

Sale Price

- 3.195 M\$ including the buildable land.