

# FOR SALE

## TEXAS REAL ESTATE SALES

7.4% PRO FORMA  
CAP RATE



### THE GOODWIN BUILDING

COMMERCIAL PLAZA

20,000 SQ FT  
MULTI-OFFICE SUITES  
76 +/- PARKING SPACES

1305 SOUTH KEY AVE, LAMPASAS TX

KNOWN AS THE GOODSON BUILDING, THIS COMMERCIAL ASSET IS LOCATED IN A HIGH-VISIBILITY LOCATION AND CAN BE SEEN FROM THE NEAREST MAIN INTERSECTION OF HWY 281/183/190. TXDOT DAILY TRAFFIC COUNT OF 15,720. THIS PROPERTY IS A CLASSIC "VALUE-ADD" OPPORTUNITY, OFFERING AN IMMEDIATE PATH TO A 7.4% CAP RATE THROUGH STABILIZED LEASING AND MODEST RENT ADJUSTMENTS.

THE INVESTMENT HIGHLIGHTS: CURRENT MONTHLY INCOME: \$8,565 (STABLE, LONG-TERM LEGACY TENANTS). IMMEDIATE UPSIDE: \$750/MO IN "SAFE" INCREASES IDENTIFIED FOR EXISTING TENANTS.

STABILIZED POTENTIAL: \$15,415 GROSS MONTHLY INCOME / \$118,980 ANNUAL NOI INCLUDES A PREMIUM MULTI-OFFICE DENTIST SUITE WITH PARK VIEWS, AN ADJOINING 1600 SQ FT OFFICE, A 1,000 SQ. FT. FT. FT. SUITE FEATURING A PRIVATE CINDERBLOCK VAULT AND KEY AVENUE FRONTAGE AND ANOTHER 400 SF FT OFFICE-CURRENTLY BEING USED AS STORAGE.

THE BUILDING IS EQUIPPED WITH AN ELEVATOR, TWO MEN'S & WOMEN'S COMMON RESTROOMS, AND A DIVERSE TENANT MIX, INCLUDING MEDICAL (MHMR, WIC), PROFESSIONAL (RADIO STATION, INSURANCE), AND SPECIALTY RETAIL. MANY OF THESE TENANTS HAVE BEEN IN PLACE FOR YEARS AND HANDLE THEIR OWN UTILITIES, PROVIDING EXCELLENT OPERATIONAL STABILITY.

AT THE \$1.6M ASKING PRICE, THIS PROPERTY REPRESENTS A SIGNIFICANT EQUITY-BUILDING OPPORTUNITY FOR AN OWNER-OPERATOR OR A PORTFOLIO INVESTOR LOOKING TO CAPTURE THE \$73,200 IN UNTAPPED ANNUAL REVENUE.

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