



**SALE**

## 100% NNN Leased Investment

**1205 EAST DEBBIE LANE**

Mansfield, TX 76063

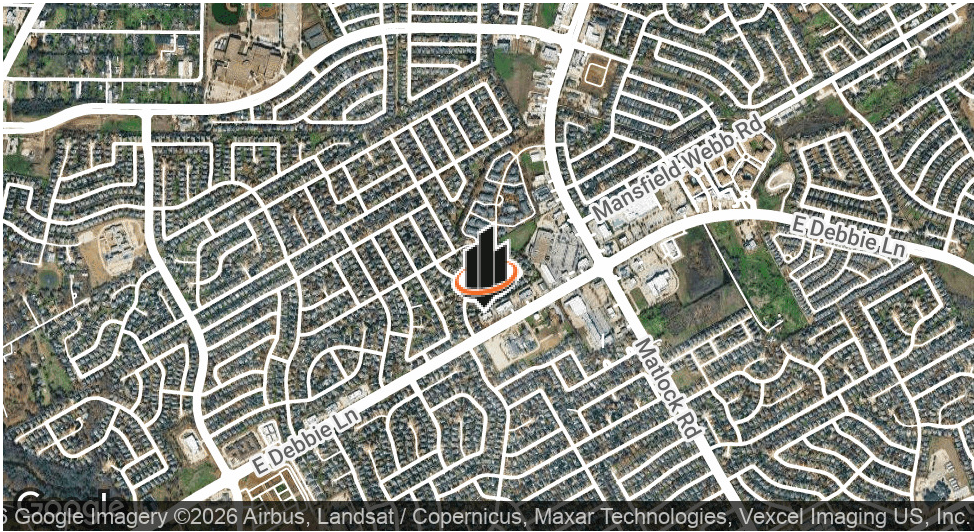
**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

|                |                |
|----------------|----------------|
| SALE PRICE:    | \$4,619,353    |
| BUILDING SIZE: | 11,658 SF      |
| LOT SIZE:      | +/- 1.34 Acres |
| PRICE / SF:    | \$396.24       |
| CAP RATE:      | 6.0%           |
| NOI:           | \$277,161      |
| YEAR BUILT:    | 2008           |

PROPERTY OVERVIEW

This 100% occupied six tenant neighborhood retail strip has a strong Tenant mix with excellent rental history . Three of the six Tenants have been at this location for 10+ years and five of the six have executed renewals, with four of those renewals coming in the last year. In addition to multiple long standing Tenants, a new ten year Lease with Blo Blow Dry Bar commenced in February of 2026. All Leases are NNN, allowing for minimal Landlord responsibility. This is an excellent opportunity to acquire a fully stabilized asset in a fast growing market with quality credit Tenants.

LOCATION OVERVIEW

This neighborhood retail strip is located in Mansfield, TX with excellent frontage on Debbie Lane, less than one mile from the intersection of Debbie Land and Matlock. Debbie Lane boasts traffic counts of 28,000+ VPD. The population of Mansfield is currently just under 88,000 (2025) and projected to double by 2040, making this a strategic location for retail Tenants both now and in the future.

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## RENT ROLL



| SUITE         | TENANT NAME             | SIZE SF          | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT         | LEASE START | LEASE END |
|---------------|-------------------------|------------------|---------------|-------------------|---------------------|-------------|-----------|
| 101           | Little Caesars          | 1,361 SF         | 11.67%        | \$26.24           | \$35,713.00         | 9/1/13      | 8/31/28   |
| 105           | La Jalisciense Plus LLC | 1,423 SF         | 12.21%        | \$22.19           | \$31,576.00         | 6/15/20     | 3/31/30   |
| 111           | Willow Tree Dental      | 2,861 SF         | 24.54%        | \$23.99           | \$68,635.00         | 4/1/11      | 2/28/29   |
| 113           | Batteries Plus          | 1,985 SF         | 17.03%        | \$20.28           | \$40,256.00         | 7/1/13      | 6/30/28   |
| 115           | Blo Blow Dry Bar        | 1,419 SF         | 12.17%        | \$27.00           | \$38,313.00         | 2/1/26      | 1/31/36   |
| 117           | CB Apex Realtors, LLC   | 2,609 SF         | 22.38%        | \$24.02           | \$62,668.18         | 3/15/20     | 6/30/30   |
| <b>TOTALS</b> |                         | <b>11,658 SF</b> | <b>100%</b>   | <b>\$143.72</b>   | <b>\$277,161.18</b> |             |           |

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## AERIAL



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## ADDITIONAL PHOTOS

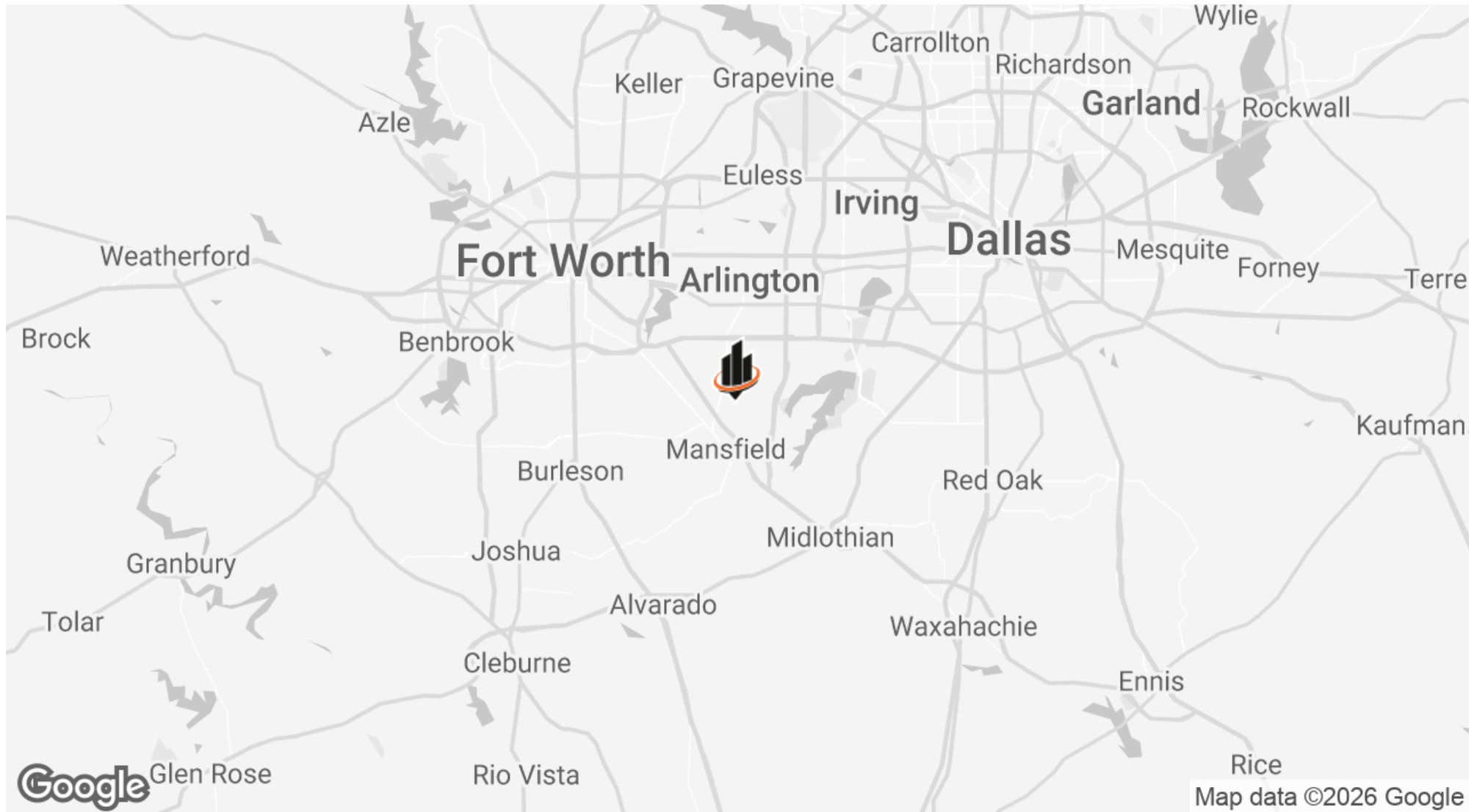


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## LOCATION MAP



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## MEET THE TEAM



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