

Wal-Mart Floresville, TX (greater San Antonio)

Sale Price: \$1,750,000 – 13.4% Cap



Highlights:

- Excellent redevelopment opportunity
- Absolute net lease (no landlord responsibilities)
- 3 year remaining term with stable income
- New Supercenter to be built across the street

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|--------------------------|------------------------------|
| Lessee: | Wal-Mart Stores, Inc. |
| Expiration Date: | 01/31/2014 |
| Tenant Responsibilities: | Absolute NNN |
| Base Rent: | \$243,604 (2010) \$6.65 psf. |

Building & Site: The subject property is a 36,622 square foot freestanding built to suit commercial building. The property is a one-story building with concrete brick walls with stucco exterior accents on a reinforced concrete foundation. The roof is comprised of asphalt over rigid insulation board over a metal deck.

About Floresville: The city of Floresville is a fast growing community approximately 25 miles south-southeast of San Antonio, TX. The property is situated in the north portion of Floresville's primary commercial/retail corridor and has excellent visibility to traffic from both directions. Recent traffic counts estimate approximately 17,500 vehicles per day on US Highway 181. U.S. Highway 181 is the principal traffic carrier through Floresville and provides direct access to Interstate 37 and San Antonio.

For detailed information please [CLICK HERE](#).

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