

Dark Wal-Mart
Floresville, TX (greater San Antonio)
Sale Price: \$1,600,000 – 14.9% Cap



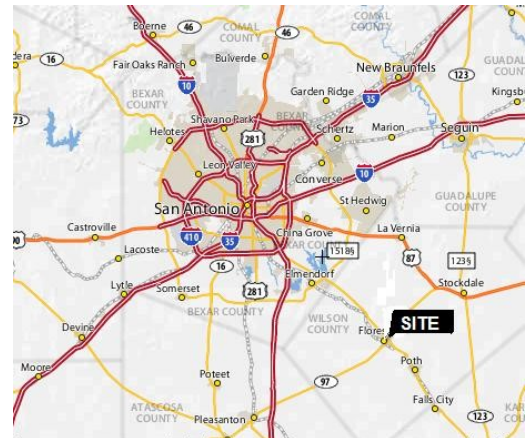
Highlights:

- Excellent redevelopment opportunity – 36,662 sq. ft.
- Absolute net lease (no landlord responsibilities)
- 2 + years remaining term with stable income
- Price is \$30.00 PSF + remaining cashflow

Lease Terms

Lessee:	Wal-Mart Stores, Inc.
Expiration Date:	01/31/2014
Tenant Responsibilities:	Absolute NNN
Base Rent:	\$238,841 (2011) \$6.51 psf.

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.



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.

Wal-Mart relocated and opened a new Super Center across the street just to the northeast of the property. Vehicular traffic is anticipated to increase. The 239,676 square foot (5.5 acre) parcel has 407 feet of frontage on US 181. Site improvements include an asphalt-paved parking lot with 209 spaces. The property is not subject to any adverse easements or encroachments allowing for additional development in the parking field. All public utilities are available and are in place on the site. Access to the site is provided by several ingress/egress points along US 181, which serve the property and the adjacent shopping center. The site is zoned Commercial and the property is considered to be of legal and conforming use.



Demographics and Traffic Counts

Demographics (2010)	3 Miles	5 Miles
Traffic Counts	20,000 CPD on 10 th Street	
Population:	7,656	9,533
Households:	2,541	3,214
Average H. H. Inc:	47,579	49,093

Additional information [WEBSITE](#)

Or contact John Siragusa

312-759-7687 • FAX 312-759-7800 jsiragusa@brauvin.com