

OFFERING SUMMARY

LEVELLAND RETAIL CENTER

207 College Ave Levelland, TX 79336



PROPERTY DESCRIPTION

This two tenant retail center along College Ave in Levelland, TX is immediately available for purchase. This has high visibility on Levelland's major retail corridor. It features a national brand in Total Wireless and Cosmic Smoke, a successful regional operator with over 10 locations in the area.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	186	760	2,123
Total Population	495	2,028	5,688
Average HH Income	\$65,043	\$65,999	\$68,061

OFFERING SUMMARY

Sale Price:	\$717,000
Number of Units:	2
Lot Size:	0.45 Acres
Building Size:	4,200 SF
NOI:	\$50,200.00
Cap Rate:	7%
Zoning:	B-2 - General Business District
APN:	14070

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RENT ROLL

207 COLLEGE AVE

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT / SF	ANNUAL RENT	LEASE START	LEASE END
A	Cosmic Smoke	2,800 SF	66.67%	\$10.93	\$0.91	\$30,600	1/1/2024	12/31/2028
B	Total Wireless	1,400 SF	33.33%	\$14.00	\$1.17	\$19,600	6/1/2025	7/31/2030
TOTALS		4,200 SF	100%	\$24.93	\$2.08	\$50,200		

- Cosmic Smoke has 2% annual increases throughout the initial term and any extensions.
- Total Wireless has 2% annual increases throughout the initial term and any extensions.



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AERIALS

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DEMOGRAPHICS

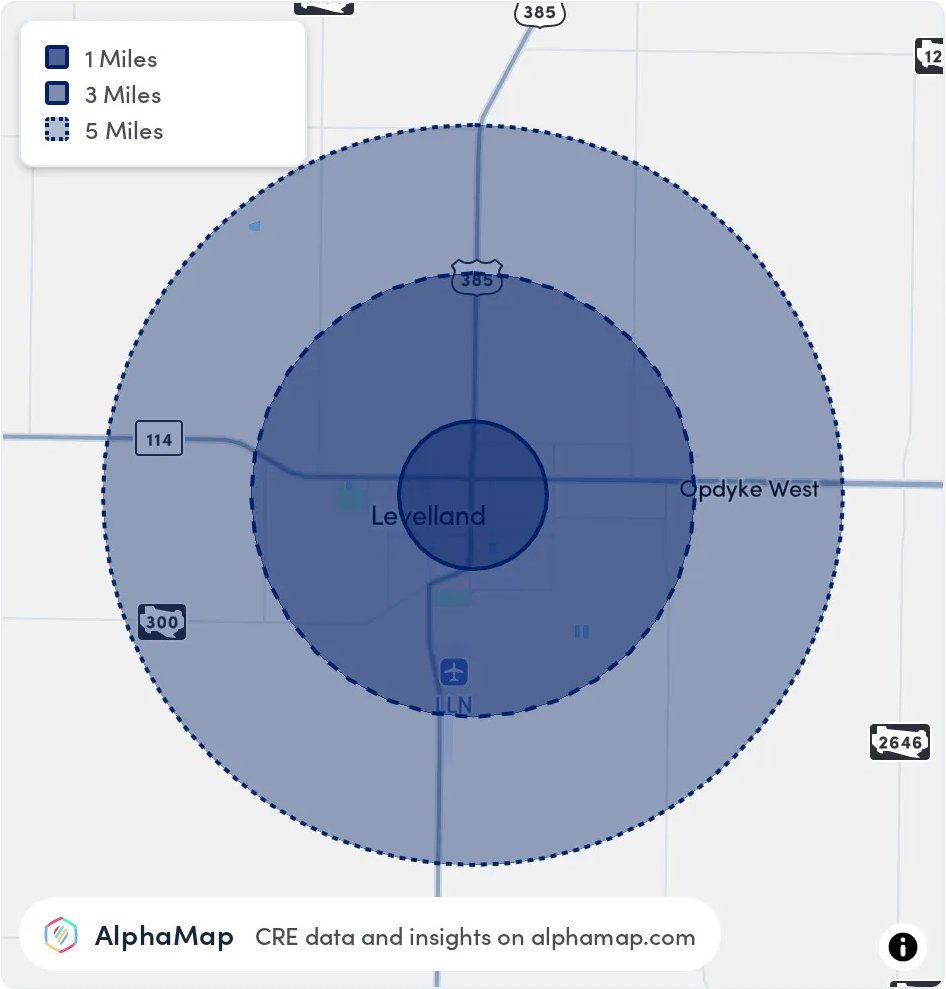
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,688	13,344	14,087
Average Age	37	38	39
Average Age (Male)	35	37	37
Average Age (Female)	39	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,123	4,948	5,245
Persons per HH	2.7	2.7	2.7
Average HH Income	\$68,061	\$73,606	\$74,009
Average House Value	\$143,963	\$169,186	\$169,170
Per Capita Income	\$25,207	\$27,261	\$27,410

Map and demographics data derived from AlphaMap



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