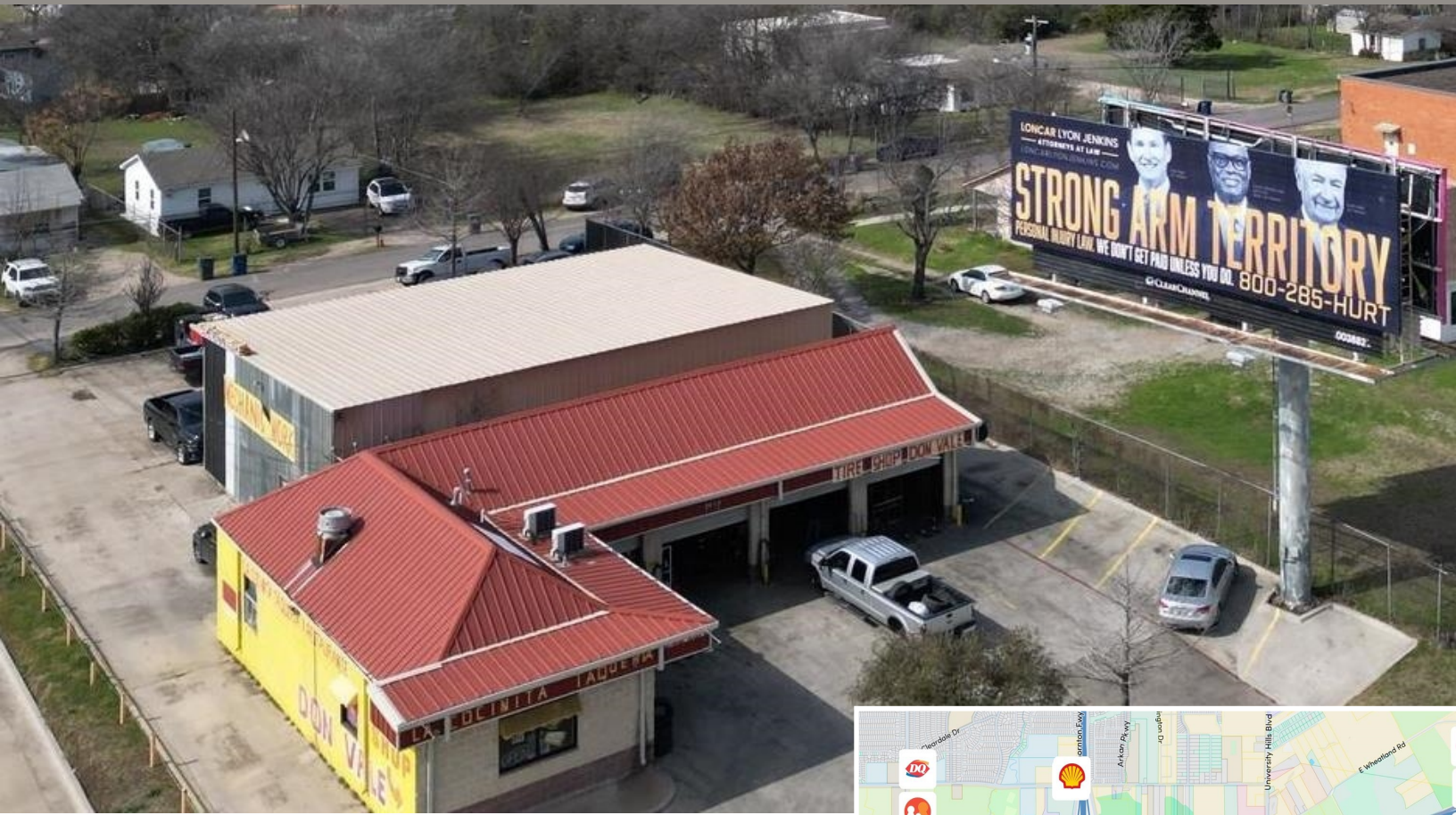
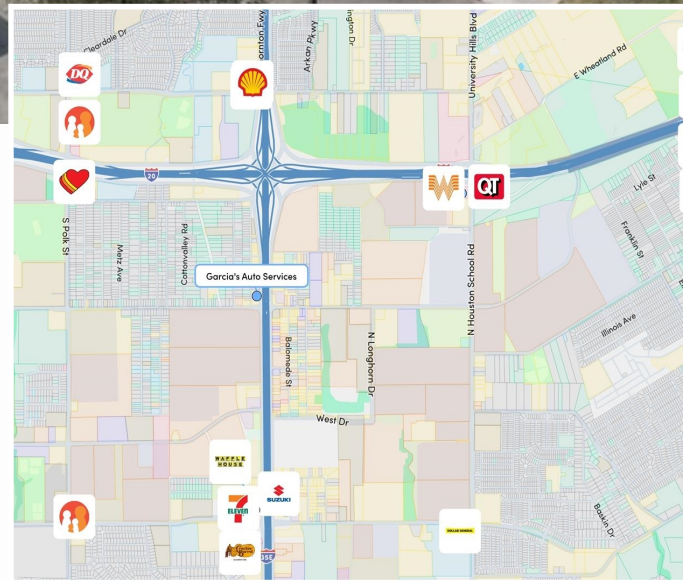


9415 S R L Thornton Fwy
Dallas TX 75254



HIGHLIGHTS:

- » The property is strategically situated along busy I-35 corridor
- » Excellent visibility and parking
- » High Traffic count of 159,842 cars per day
- » Owner Finance Opportunity available



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,749	71,064	211,921
2025 Average HH Income	\$76,019	\$81,594	\$79,850

Exclusively Marketed by:

Yesenia Torres

eXp Commercial

Senior Advisor

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Lic: 702819



PROPERTY SUMMARY

Number of Tenants	3
Building SF	5,298
Land SF	18,594
Land Acres	.43
Year Built	2003
Zoning Type	CR
Building Class	C
Parking Ratio	4.65/1,000 SF
Street Frontage	78'
Traffic Counts	159,842

INVESTMENT SUMMARY

Price	\$900,000
Price PSF	\$169.88
Occupancy	100%
NOI (CURRENT)	\$57,865
NOI (Pro Forma)	\$106,665
CAP RATE (CURRENT)	6.43%
CAP RATE (Pro Forma)	11.85%

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$66,000		\$116,000	
Effective Gross Income	\$66,000		\$116,000	
Less Expenses	\$8,135	12.32%	\$9,335	8.04%

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$5,335	\$5,335
Insurance	\$2,800	\$4,000
Total Operating Expense	\$8,135	\$9,335
Expense / SF	\$1.54	\$1.76
% of EGI	12.32%	8.04%

INVESTMENT SUMMARY

Discover a rare opportunity to acquire a stable, income-generating property located at 9415 S R L Thornton Fwy Dallas, Texas.

This 5,801 SF multi-tenant retail building sits on a ±0.43-acre lot and is 100% leased to La Cocinita, Garcia's Auto Shop and also Don Vale tire shop. The tenants are under a gross lease and minimal landlord responsibilities. Priced attractively at \$900,000 with a 6.43% cap rate, this property offers exceptional visibility along a major thoroughfare with 14,200 VPD and is surrounded by strong retail demand given the housing to retail service ratio. Ideal for investors seeking passive income and long-term value in a tax-friendly state.