

3201 US 380, Cross Roads, TX 76227

CLASS A MOB VALUE ADD PLAY

GREG JOHNSON

Managing Director/ Last Guy To Get Paid
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BRAD TYNDALL

Senior Advisor
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IN PLACE

CLASS A MOB - VALUE ADD PLAY

3201 US 380, CROSS ROADS, TX 76227

VERUS

COMMERCIAL



OFFERING PRICE
\$5,000,000



CAP RATE
5.08%

NOI: \$253,895

Year Built: 2006

Building Gross: 24,863 SF

Land Area: 3.44 Acres

Lease Type: NNN



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INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

PRO FORMA

CLASS A MOB - VALUE ADD PLAY

3201 US 380, CROSS ROADS, TX 76227

VERUS
COMMERCIAL



OFFERING PRICE
\$5,000,000



CAP RATE
9.24%

NOI: \$462,243

Year Built: 2006

Building Gross: 24,863 SF

Land Area: 3.44 Acres

Lease Type: NNN



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FOR SALE

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FOR SALE

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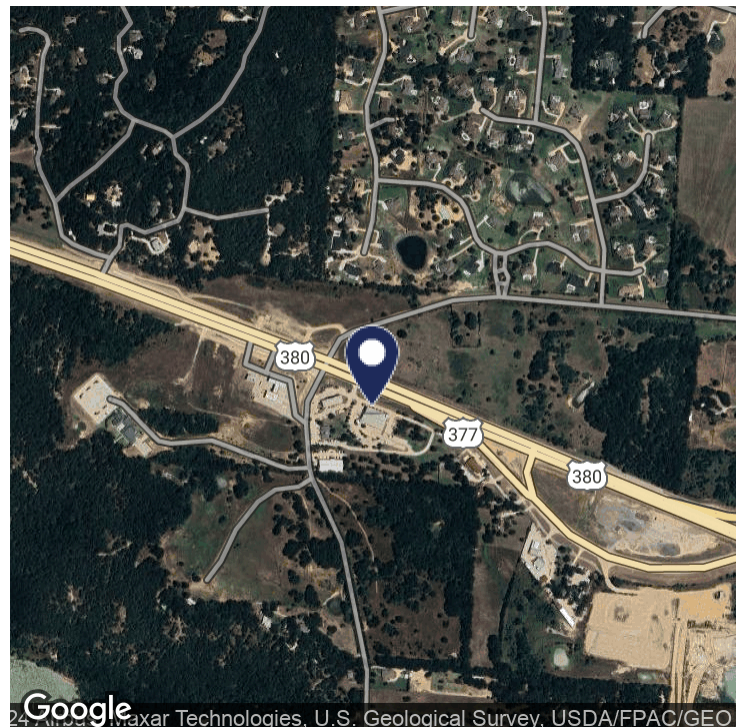


PROPERTY DESCRIPTION

This Value Add Property has tremendous upside by virtue of its frontage location on the fast growing 380 Corridor. The property also includes excess land to the East of the existing structure. The building is well suited for both Medical and Professional Office users.

LOCATION DESCRIPTION

This Office Building is well located at the lighted intersection of US-380 and US-377 in fast growing Cross Roads. Strategically located on the 380 corridor, this beautifully constructed property offers easy access to some of the fastest growing areas in North Texas.



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	3.44 Acres
Building Size:	24,863 SF
In Place NOI:	\$253,895.49
Cap Rate:	5.1%

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FOR SALE

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VERUS
COMMERCIAL

LOCATION INFORMATION

Building Name	Class A MOB - Value Add Play
Street Address	3201 US 380
City, State, Zip	Cross Roads, TX 76227
County/Township	Denton

BUILDING INFORMATION

Building Size	24,863 SF
NOI	\$253,895
Cap Rate	5.08%
Price / SF	\$201.10
Year Built	2006
Building Class	A
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Lot Size	3.44 Acres
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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