



RETAIL PROPERTY FOR SALE

301 N Front Street, Stanton,
TX 79782

PRESENTED BY:

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Executive Summary

DOLLAR GENERAL | STANTON TX | 301 N FRONT STREET, STANTON, TX 79782



OFFERING SUMMARY

Sale Price: \$750,000

Cap Rate: 4.71%

Lot Size: 0.5 Acres

Building Size: 11,200

PROPERTY OVERVIEW

Dollar General investment opportunity in Stanton, Texas. Subject property is located on the corner of N Front Street (Interstate 20) St. Theresa, Broadway and Convent Street.

PROPERTY HIGHLIGHTS

- Dollar General Investment Opportunity in Stanton, Texas
- 11,200 SF Dollar General Store on 0.50 Acres
- Located on the corner of N Front Street (Interstate 20) St. Theresa, Broadway and Convent Street.
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement
- See property link: <https://www.realestatesoutheast.com/properties/?propertyId=Dollar-General-Staton-Texas>

Income & Expenses

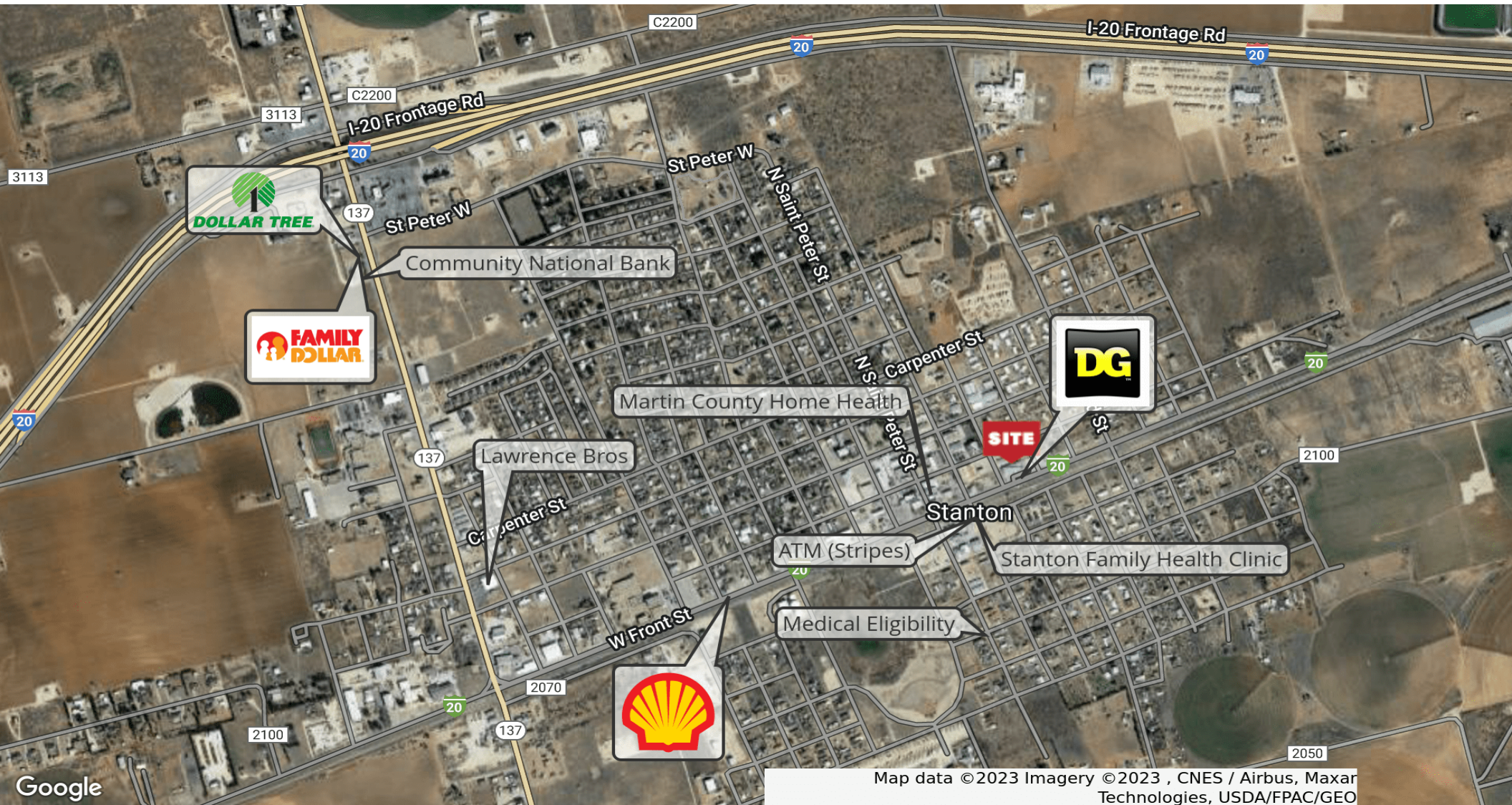
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INCOME SUMMARY	DOLLAR GENERAL - STANTON, TX	PER SF
Annual Rent Income (2022)	\$55,200	\$4.93
Gross Income	\$55,200	\$4.93
EXPENSE SUMMARY	DOLLAR GENERAL - STANTON, TX	PER SF
Insurance (2022)	\$4,147	\$0.37
Taxes (2022)	\$1,462	\$0.13
CAM (2022))	\$14,260	\$1.27
Gross Expenses	\$19,870	\$1.77
Net Operating Income	\$35,329	\$3.15

Location Maps

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