

EXCLUSIVE OFFERING MEMORANDUM

# 15574 SH 30

PROPERTY NAME

ADDRESS

SQUARE FEET

Family Dollar

15574 SH 30, Anderson, TX 77830

+/- 8,000 SF

## CONFIDENTIALITY AGREEMENT

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Avodah Partners. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner of Avodah Partners nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Avodah Partners. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Avodah Partners.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Avodah Partners

## DISCLAIMER

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The information contained in this document has been obtained from sources believed reliable. While Avodah Partners does not doubt its accuracy, Avodah Partners has not independently verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

# \$790,000

PURCHASE PRICE

# 47,727

LAND SF

# +/- 8,000

BUILDING SF

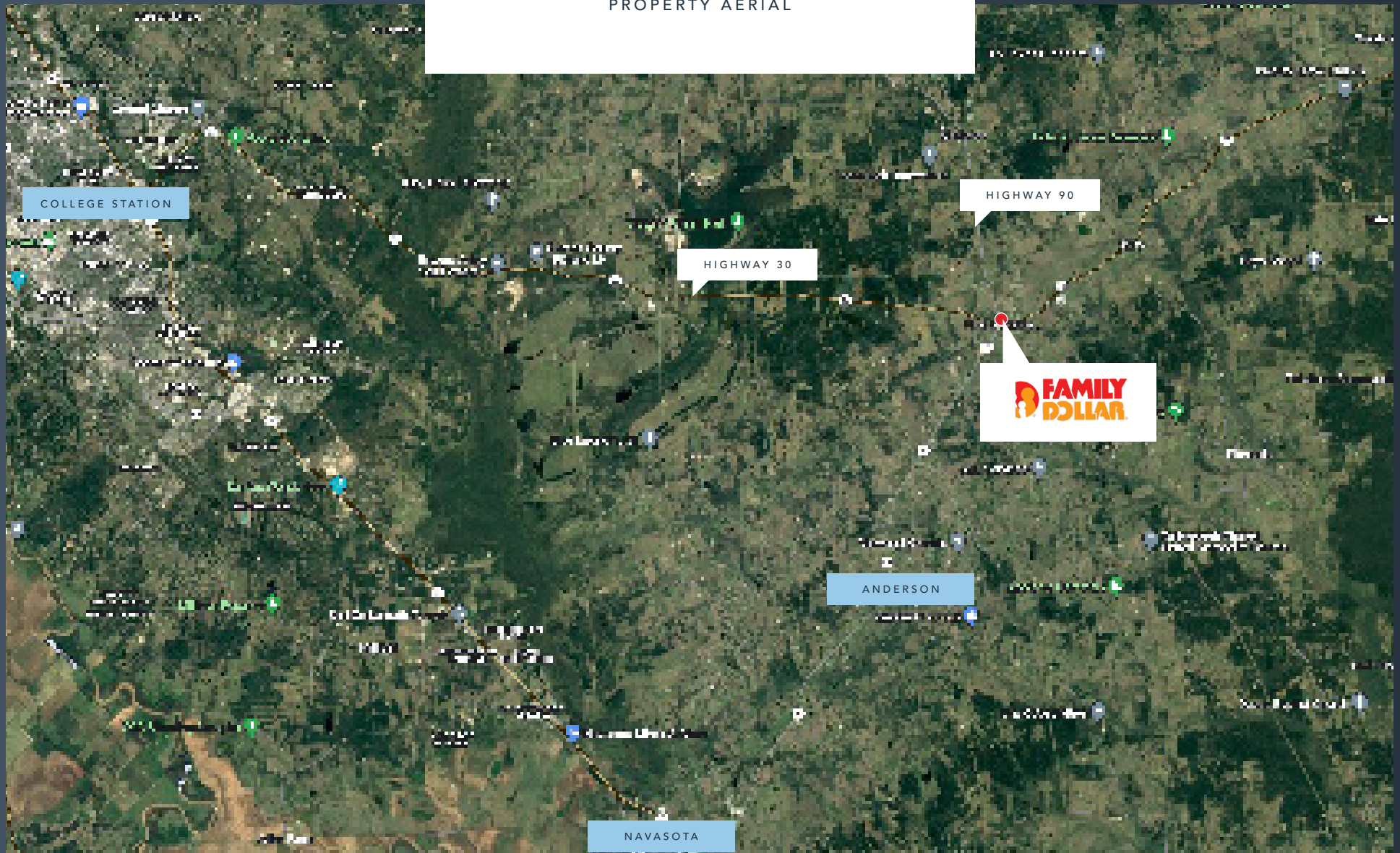
## PURCHASE SUMMARY

Current Tenant	Family Dollar
Location	15574 SH 30, Anderson, TX 77830
Purchase Price	\$790,000
Current Monthly Rent	\$6,250.00
Square Feet	8,000 SF
Lot Size	47,727 SF
Year Built	2011
Parking Spaces	26 including 2 handicap
HVAC	Fully Conditioned
Current Lease Expiration	June 30, 2023
Sewer	Septic

Avodah is pleased to present the opportunity to purchase approximately 8,000 SF of insulated, climate controlled space. Highway frontage lends itself to retail, office or industrial uses. Family Dollar vacates the premises June 30, 2023 and pays \$6,250 in monthly rent. The premises is fully air conditioned with two restrooms located in the rear of the building.



## PROPERTY AERIAL



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