



2105 LUCAS ROAD
3419 N. FM 51
WEATHERFORD, TEXAS 76085

SINGLE-TENANT
INVESTMENT SALE

NAL Robert Lynn



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EXECUTIVE SUMMARY



GROSS LEASABLE AREA

145,550 SF Total

- 2105 Lucas Rd - 95,550 SF

- 3419 N. FM 51 - 50,000 SF

Lease stipulated area effective 1/1/2028



TENANT



A Delaware limited liability company,
as successor in interest and assignee
of Weatherford Cushion Company.



PROPERTY DESCRIPTION

-TWO BUILDINGS

Single-Tenant Office/Warehouse



ANNUAL RENT

\$882,498 (2026)

\$908,581 (2030, See Rent Schedule)

LEASE STRUCTURE

Triple Net



LAND

8.05 Acres Total

- 2105 Lucas Rd - 4.68 Acres

- 3419 N. FM 51 - 3.37 Acres



LEASE EXPIRATION

12/31/2030



SALE PRICE

\$6,860,000 (\$47.13/SF)

CAP RATE

12.86%



ANNUAL BUMPS

2.5% Annually Through 12/31/2027

~2.0% Annually Through 2030



LANDLORD RESPONSIBILITIES

Structural components of the foundation,
exterior walls and roof structure only,
excluding the roof membrane.

RENT SCHEDULE

Lease Year	Rental Period	Annual Basic Rent	Monthly Rent	Per SF
2026	Months 61-72	\$882,498.41	\$73,541.53	\$6.06
2027	Months 73-84	\$904,560.87	\$75,380.07	\$6.21
2028	Months 85-86	\$873,300.00	\$72,775.00	\$6.00
2029	Months 97-108	\$890,776.00	\$74,231.33	\$6.12
2030	Months 109-120	\$908,581.00	\$75,715.08	\$6.24

Per SF calculated on the stipulated 145,550 SF. 2028 through 2030 reflect the extension term added by the Second Amendment.

PROPERTY SUMMARY

2105 Lucas Road

- $\pm$ 95,550 SF
- $\pm$ 2,000 SF Office
- Dock & Grade Level Loading
- Multiple Buildings
- Various Ages
- Various Clear Heights
- Heavy Power
- Zoning: N/A (Outside of City Jurisdiction)
- Capital Improvements:
Roof repair at 2105 Lucas Road completed at Tenant cost under a \$35,390.00 contractor scope covering eight replacement skylights, 1,400 linear feet of new ridge line foam closures with resealed cap joints, 700 linear feet of transition flashing, rusted R panel replacement and 1,002 linear feet of perimeter closures. Landlord contribution was limited to a one time, non recoupable \$17,695.00 rent credit, which has been applied.

3419 N. FM 51

- $\pm$ 50,000 SF
- No Office
- 1 Dock High Door
- 1 Ground Level Door
- Multiple Buildings
- 12'-18' Clear Height
- Lighting
- No Plumbing
- Zoning: N/A (Outside of City Jurisdiction)

PHOTOS



AERIAL PHOTOS



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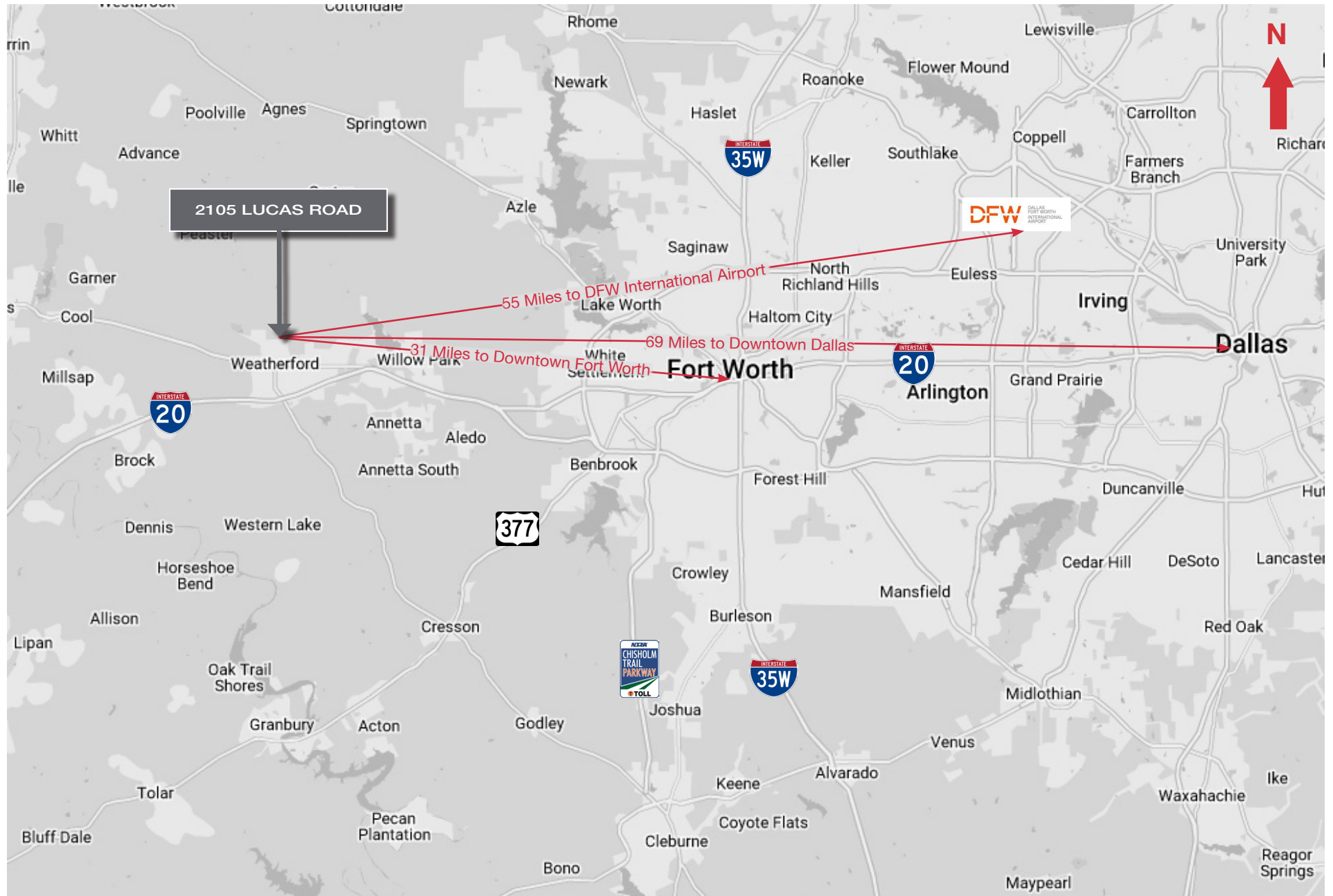
Lease Summary:

Original Term	Seven years from Commencement Date of 1/1/2021
Amendments	First Amendment 8/5/2021 Second Amendment 5/21/2026
Current Expiration	12/31/2030
Structure	Triple Net

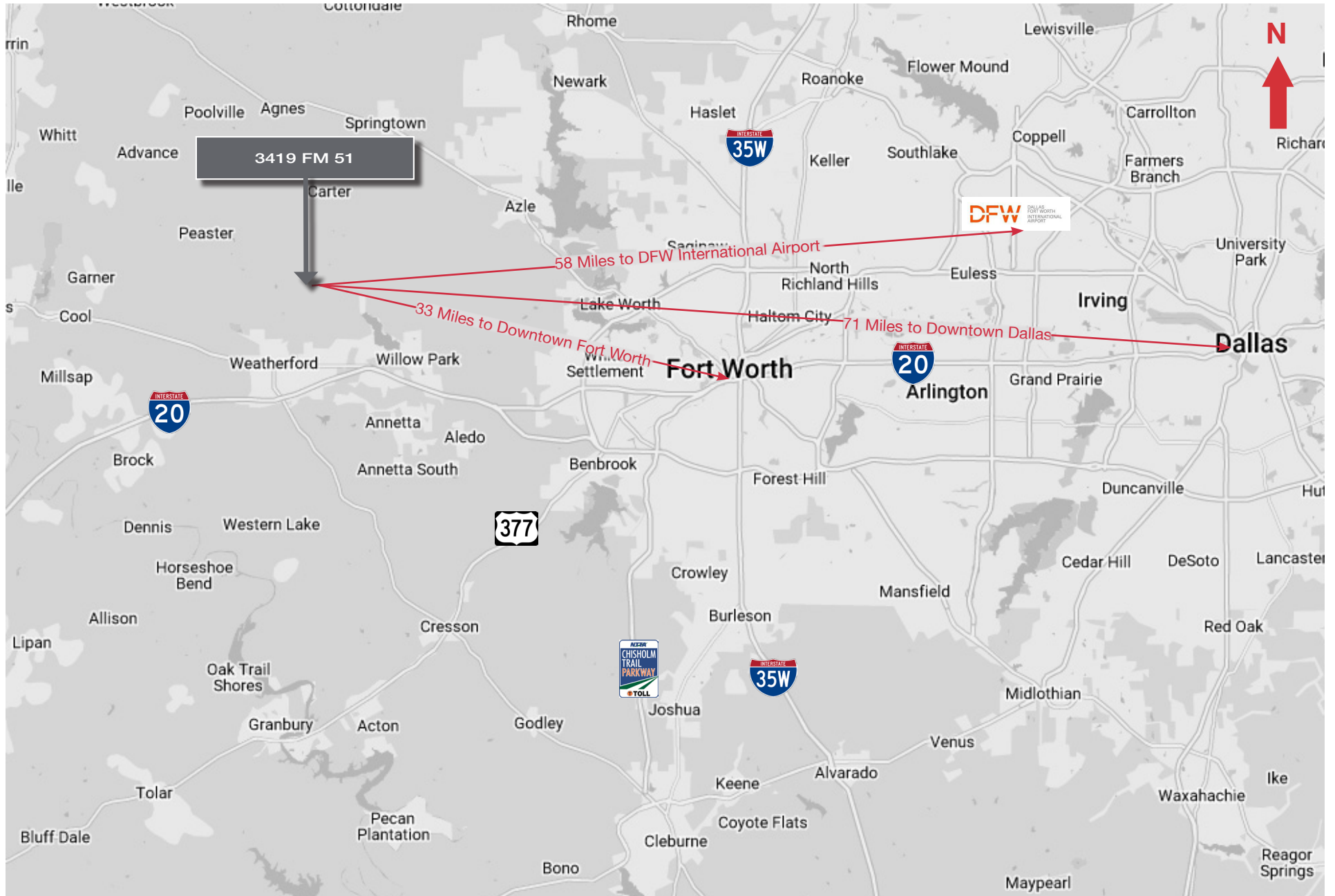
Pegasus Home Fashions is a family-owned and operated company that has been in business for over 30 years. As a world-class manufacturer and wholesaler, we strive to offer an assortment of products to meet the needs of all consumers, consistently staying up-to-date with new materials, products, techniques and technologies.

It is our mission to efficiently deliver these products in a timely manner and ensure that you will always have "the best sleep of your life."

MAP



MAP





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3419 N. FM 51
WEATHERFORD, TEXAS 76085

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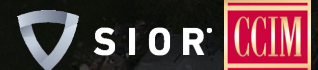


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