

FOR SALE or LEASE • Freestanding Liquor Store on Hwy 380



2,800 SF at Signalized Hard-Corner Adjacent to New 7-11



2351 US-380, Cross Roads, TX 76227 – 214.797.5511, jim@jimlang.com



<http://380.jimlang.com>
<https://goo.gl/maps/Tybqcgwcdmu>

Sale: \$1.7M = \$1M real estate + \$500K business value + \$200K inventory (est.)

Lease: \$25.75 NNN (\$5/SF est.) • plus \$500K business value • plus \$200K inventory (est.)

Note: The freestanding building (liquor store) was originally built on the same 3-acre parcel as the c-store/gas station. 7-11 wanted to buy the c-store/gas and attempted to subdivide but that triggered various city requirements which would have made it unfeasible. So 7-11 bought the whole parcel with both buildings and gave the seller back a pre-paid, 50-year, \$1/year ground lease on the freestanding building starting 6/1/16. That is what is now for sale/lease.