

**RETAIL**

**FOR SALE**



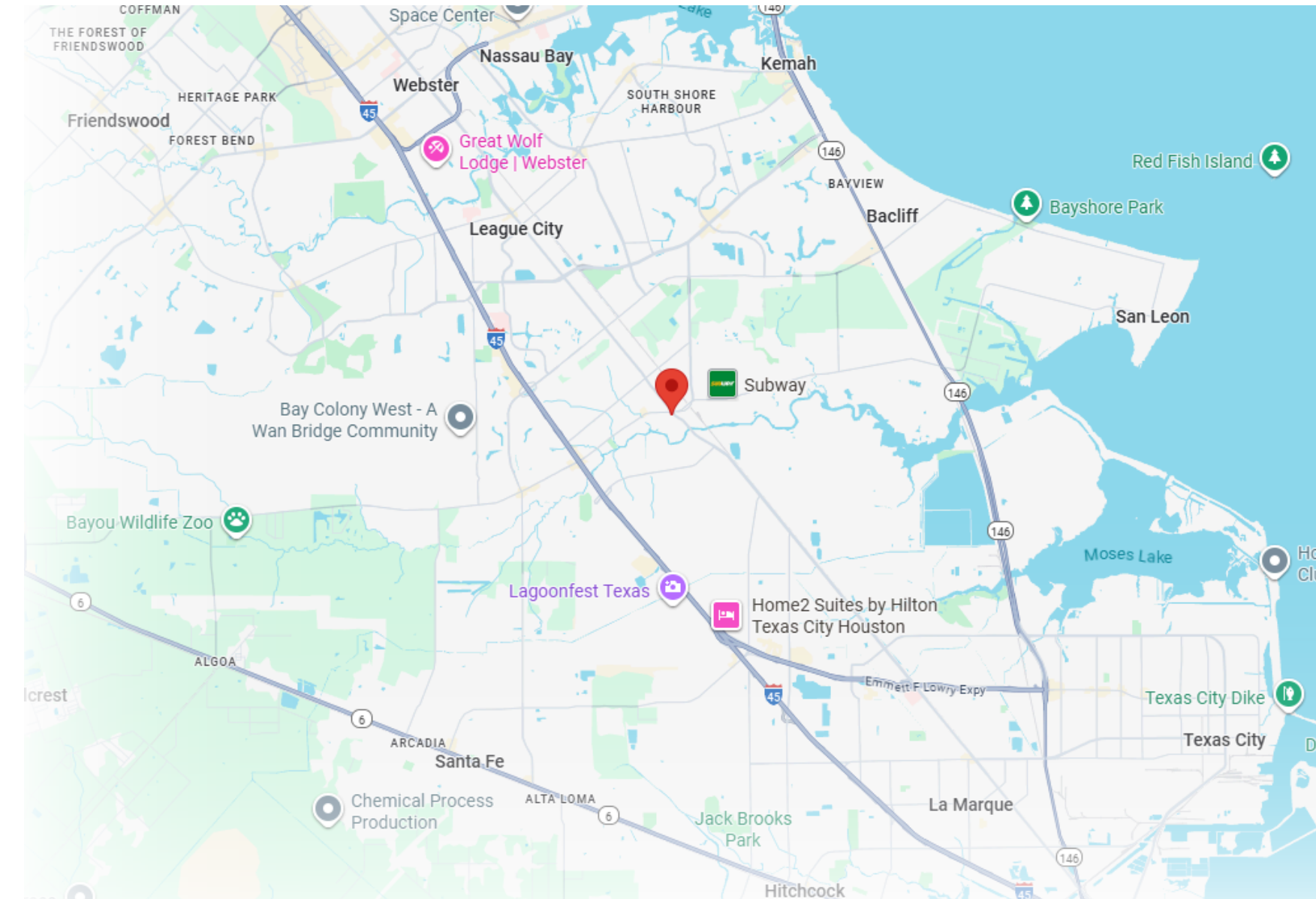


## ABOUT THE PROPERTY

Acquire a stand-alone retail building positioned on a hard corner at a high-traffic intersection in Dickinson, Texas. The property benefits from exceptional visibility, strong frontage, and easy ingress/egress; key fundamentals that drive long-term retail success. Currently leased to Cricket Wireless, a well-established national brand, providing investors with immediate and reliable cash flow. The lease is active through September 30, 2027. tenant pays for all expenses, trash, taxes, insurance. No other expenses are paid by LL. Tenant has 5 options to renew the lease for 3 or 5 years. Each option term will be renewed at 10 percent for each term. Offering long-term income stability and reduced rollover risk. Constructed and maintained in great condition, the property requires minimal ongoing capital expenditures, making it a true passive investment. This asset is well-suited for investors seeking a secure, single-tenant net-leased property with a national credit tenant, strong real estate fundamentals, and upside through long-term tenancy.

## HIGHLIGHTS

- Stand-alone building on a hard corner
- High-visibility location at a busy intersection
- National credit tenant: Cricket Wireless
- Lease in place through 9/30/2027 with 5 renewal options
- Excellent condition

**Size: 1,176 SF****Price: \$650,000**



**APEX  
REALTORS**

**4302 Highway 3,  
Dickinson, TX 77539**

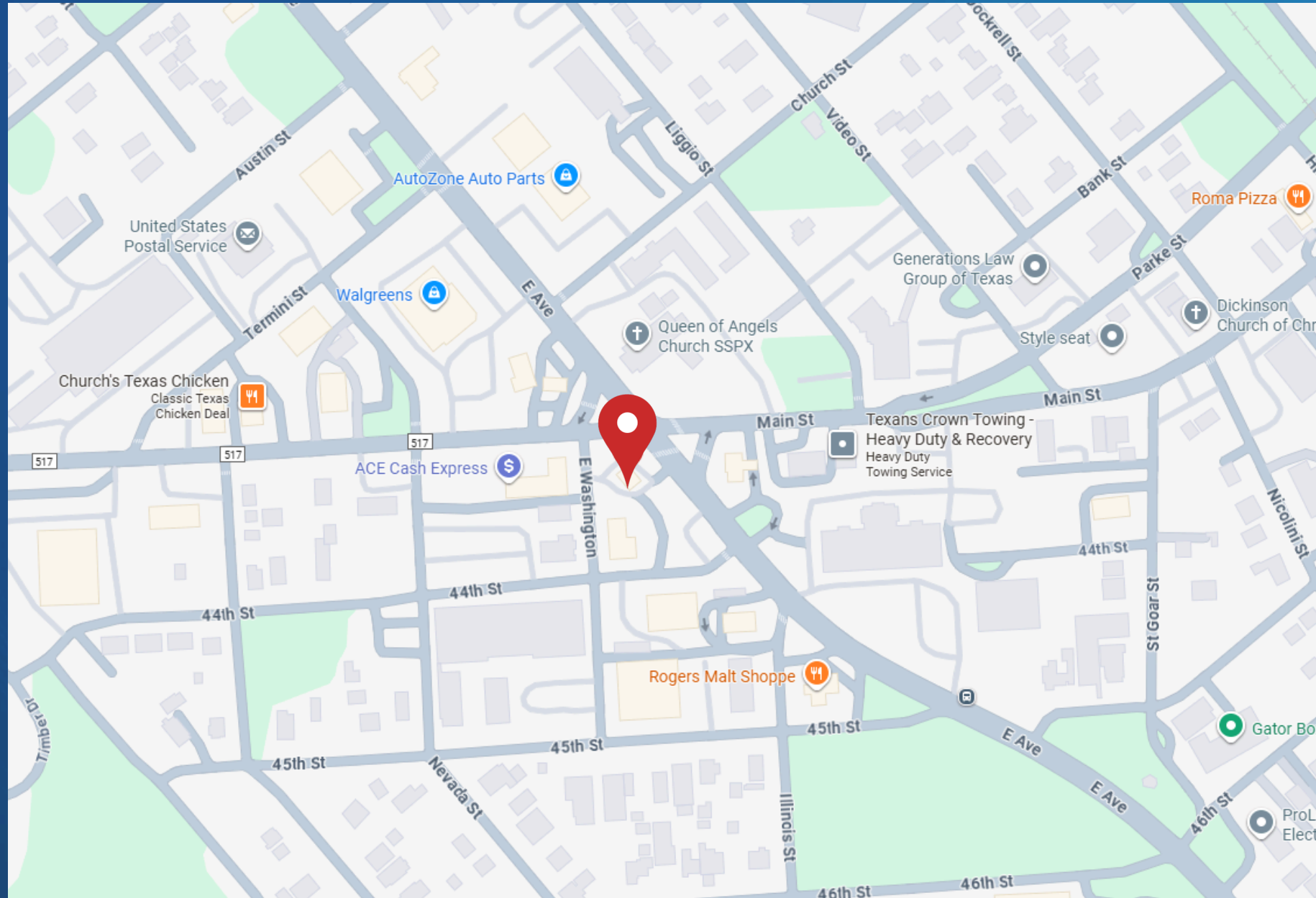


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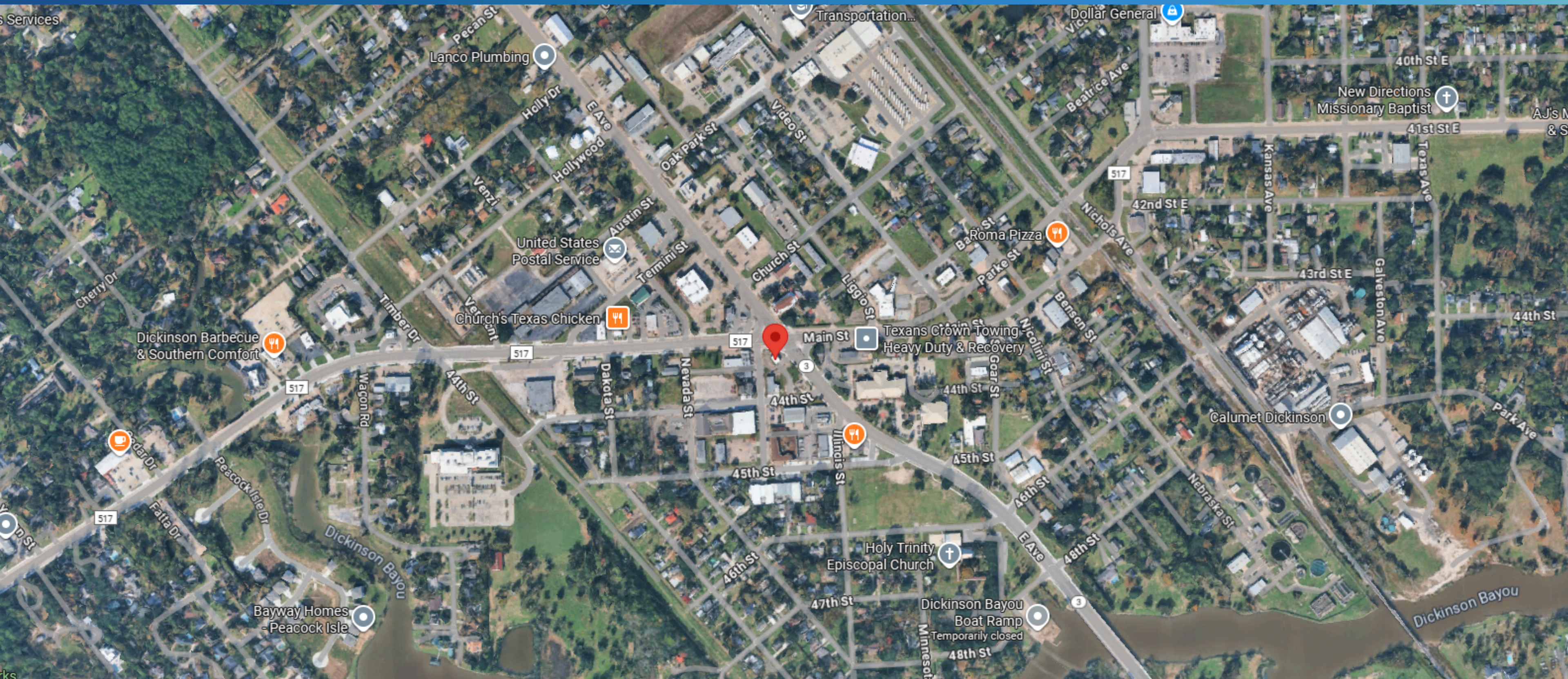
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