

For Sale

# Investment Opportunity - 8.0% Cap

6,676 SF | \$1,500,000 (\$224/SF)



## 1800 South Dumas Avenue

Dumas, Texas 79029

### Property Highlights

- 6,676± SF restaurant on 0.9± acre site
- Pecos Diamond Steakhouse: well known and successful restaurant operation
- Sale-Leaseback - new 10-year lease at closing
- First year lease rate: \$17.97/SF
- Built in 1976
- Ample parking in front and back of building - 10+/1,000 SF
- Great location within 1/2 mile of 8 hotels
- Adjacent to the Window on the Plains Museum



Great Investment Opportunity!

Sale Price: \$1,500,000 - 8% Cap

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

O: 407 949 0758

ppartyka@realvest.com



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350

Orlando, FL 32810

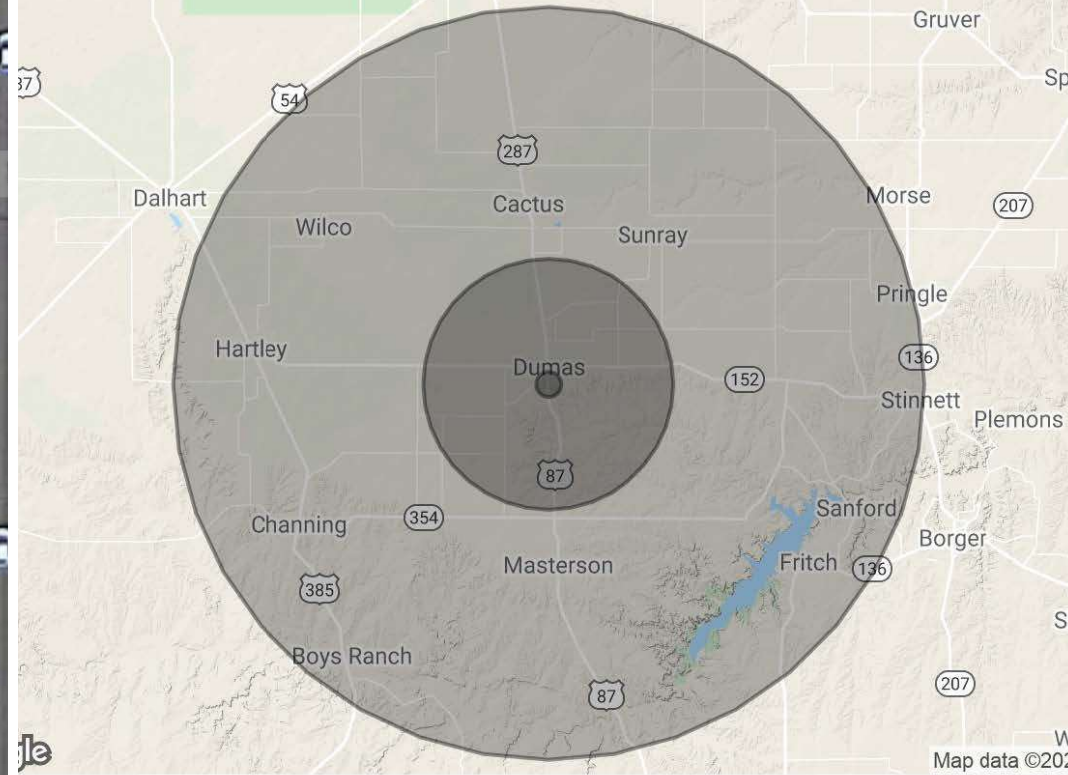
407 875 9989 tel

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# Aerial & Demos



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Map data ©2020

	1 Mile	10 Miles	30 Miles
<b>Population</b>			
TOTAL POPULATION	30	12,697	27,196
MEDIAN AGE	31.9	29.8	34.2
MEDIAN AGE (MALE)	29.6	29.4	33.2
MEDIAN AGE (FEMALE)	35.6	30.6	35.9
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	9	3,945	8,680
# OF PERSONS PER HH	3.3	3.2	3.1
AVERAGE HH INCOME	\$60,651	\$56,704	\$62,224

\* Demographic data derived from 2010 US Census