



INDUSTRIAL PROPERTY FOR SALE

130 PARKING

6122 E INTERSTATE 30, CAMPBELL, TX 75422



JIM BLANDA
954.466.5855
jim@industrialstoragebrokers.com
FL ##BK3605614

INDUSTRIAL STORAGE BROKERS
6700 N Andrews, Suite 405, Fort Lauderdale, FL 33309
industrialstoragebrokers.com

TABLE OF CONTENTS

6122 E INTERSTATE 30, CAMPBELL, TX 75422

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Industrial Storage Brokers its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Industrial Storage Brokers its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Industrial Storage Brokers will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Industrial Storage Brokers makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Industrial Storage Brokers does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Industrial Storage Brokers in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

MARKETED BY	3
PROPERTY INFORMATION	4
PROPERTY DETAILS	5
PROPERTY PHOTOS	6
LOCATION INFORMATION	7
LOCATION HIGHLIGHTS	8
REGIONAL MAP	9
AERIAL MAP	10
INVESTMENT SUMMARY	11
INVESTMENT SUMMARY	12
DEMOGRAPHICS	13
DEMOGRAPHICS MAP & REPORT	14
CONTACT ISB	15

EXCLUSIVELY MARKETED BY

130 PARKING - CAMPBELL, TX

MEET THE TEAM



Partner/Broker
James Blanda

License Number: #BK3605614

Mobile: (215) 272-3903
Office: (954) 466-5855

Jim@IndustrialStorageBrokers.com



Partner
Roman Melnyk

License Number: #RS342028

Mobile: (215) 609-8621
Office: (954) 466-5855

Roman@IndustrialStorageBrokers.com



Investment Advisor
Andrew Henneborn

License Number: #SL3573987

Mobile: (631) 219-3759
Office: (954) 859-2760

Andrew@IndustrialStorageBrokers.com



Investment Advisor
Charlie Keeney

License Number: #SL3581344

Mobile: (404) 655-6904
Office: (954) 280-9361

CKeeney@IndustrialStorageBrokers.com



Investment Advisor
JT Famularo

License Number: #SL3546270

Mobile: (516) 471-6578
Office: (954) 371-1823

JT@IndustrialStorageBrokers.com

SECTION 1

PROPERTY INFORMATION

PROPERTY DETAILS

6122 E INTERSTATE 30, CAMPBELL, TX 75422

Sale Price

\$1,130,000

INVESTMENT INFORMATION

Cap Rate	7.05%
NOI	\$80,094.10
Lot Size	8.16 AC
# of Spaces	110 Spaces
Additional Acreage to Expand	+/- 5.5 AC

PROPERTY INFORMATION

Property Name	i30 Parking
Street Address	6122 E Interstate 30
City, State, Zip	Campbell, TX 75422
County	Hunt
APN #	0346-0380-0000-17
Traffic Count	32,000

LEASE INFORMATION

Lease Term / Type	4 yrs / NNN
Lease Expiration	01/31/2025
# of Spaces / Lease Amount	70 Spaces @ \$5,600/month



PROPERTY PHOTOS

6122 E INTERSTATE 30, CAMPBELL, TX 75422



SECTION 2

LOCATION INFORMATION

PROPERTY / LOCATION HIGHLIGHTS

6122 E INTERSTATE 30, CAMPBELL, TX 75422



PROPERTY HIGHLIGHTS

- 110 Parking Spaces
- 2.5 Out of 8 Total Acres Fully Developed For Truck, Boat, and/or RV Parking
- Located Directly on I-30 with Room to Expand
- Master Lease in Place For 70 Out of the 110 Spaces

Texas

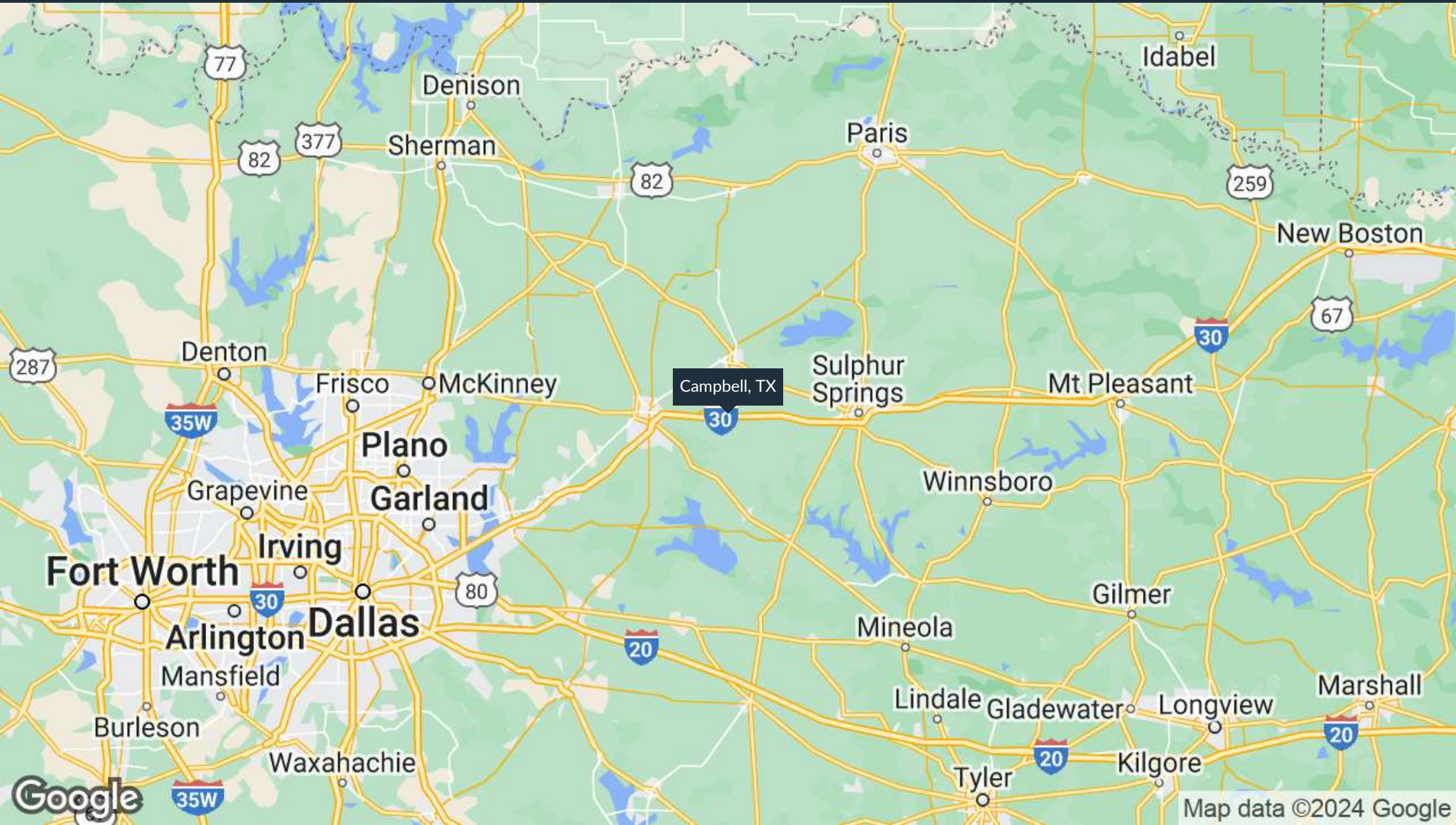


LOCATION HIGHLIGHTS

- Within the Dallas Metro Area
- Located 60-Miles from Dallas City Center
- The Stretch of I-30 in Campbell, TX Sees +/- 32,000 Cars per Day

REGIONAL MAP

6122 E INTERSTATE 30, CAMPBELL, TX 75422



AERIAL MAP

6122 E INTERSTATE 30, CAMPBELL, TX 75422



SECTION 3

INVESTMENT SUMMARY

INVESTMENT SUMMARY

6122 E INTERSTATE 30, CAMPBELL, TX 75422

	SF Units	0 110
	Actual	Pro Forma
Gross Potential Income	\$146,520	\$146,520
Economic Occupancy	69.73%	95.00%
Net Rental Income	\$102,167	\$139,194
Controllable Expenses		
Merchant Account Fees	\$1,037	\$1,058
Office Supplies	\$80	\$82
Professional Fees	\$370	\$377
Repairs & Maintenance	\$3,122	\$3,185
Office/Admin (incl credit card fees)	\$444	\$453
Utilities	\$2,524	\$2,574
Total Controllable Expenses (13%)	\$7,577	\$7,729
Non-Controllable Expenses		
Real Estate Taxes	\$6,798	\$7,478
Insurance	\$3,000	\$3,150
Management Fee	\$5,108	\$6,960
Total Non-Controllable Expenses	\$14,907	\$17,588
Total Operating Expenses	\$22,484	\$25,317
Expense Ratio	22.01%	18.19%
Net Operating Income	\$79,683	\$113,877
Cap Rate (Pro-Forma Income)	7.05%	10.08%
Value	\$1,130,000	\$1,130,000

SECTION 4

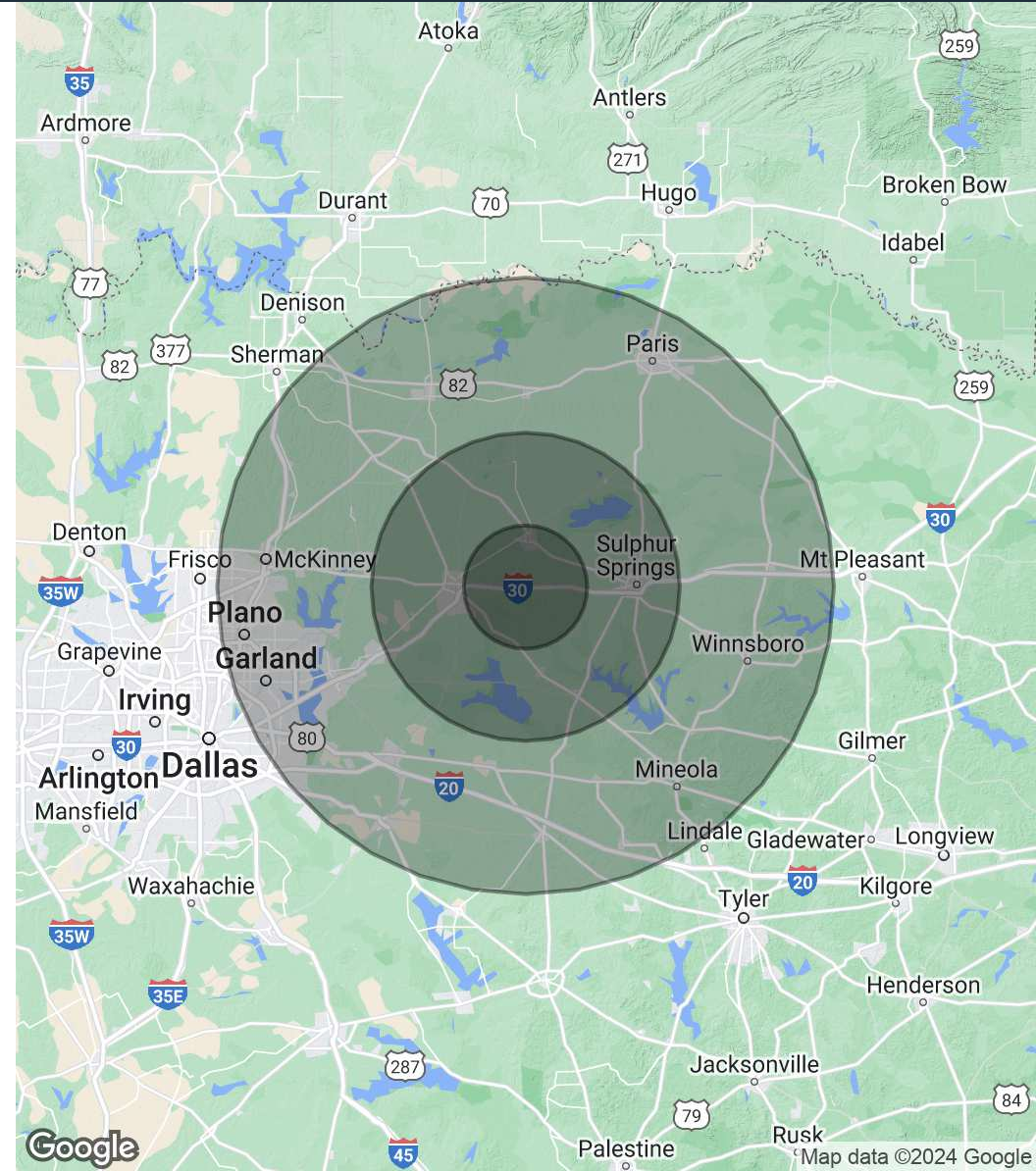
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

6122 E INTERSTATE 30, CAMPBELL, TX 75422

POPULATION	10 MILES	25 MILES	50 MILES
Total Population	26,578	176,741	2,016,403
Average Age	39	40	38
Average Age (Male)	39	39	37
Average Age (Female)	40	41	39
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	9,654	64,793	708,046
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$84,577	\$91,464	\$114,729
Average House Value	\$224,495	\$258,043	\$369,942

Demographics data derived from AlphaMap



CONTACT ISB

6122 E INTERSTATE 30, CAMPBELL, TX 75422

James Blanda | Partner

Mobile: (215) 272-3903

Office: (954) 466-5855

jim@industrialstoragebrokers.com

Roman Melnyk | Partner

Mobile: (215) 609-8621

Office: (954) 466-5855

roman@industrialstoragebrokers.com

Andrew Henneborn | Investment Advisor

Mobile: (631) 219-3759

Office: (954) 859-2760

andrew@industrialstoragebrokers.com

Charlie Keeney | Investment Advisor

Mobile: (404) 655-6904

Office: (954) 280-9361

ckeeney@industrialstoragebrokers.com

JT Famularo | Investment Advisor

Mobile: (516) 471-6578

Office: (954) 280-9361

jt@industrialstoragebrokers.com

