



Investment Sale

±4,900 SF on 9.00 acres available

Site features:

- ±4,900 SF situated on 9.00 acres
- +5.25 AC stabilized yard
- Grade level building
- Fenced & secured
- 6" stabilization (crushed aggregate)
- LED lighting throughout site
- Well & Septic
- Multiple entrances to property
- Direct access on US-59
- Cross Access to CR3755

Building 1:

- 4,900 SF freestanding
- 100% climate controlled
- Restrooms
- One (1) grade level door

Building 2:

- 1,000 SF shop office
- Restrooms



4742 US-59
Cleveland, TX 77327

David Holland

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Investment Summary:

Tenant: The Aspen Utility Company, LLC

Commenced: May 1, 2025

Expiration: April 30, 2028

Term Remaining: ±3 years

Lease Type: Triple Net Lease Structure

- Tenant paying for OPEX equal to \$19,000/year

Rate: \$31,500/month (\$3,500/ac/month)

Increases: 4% Annually

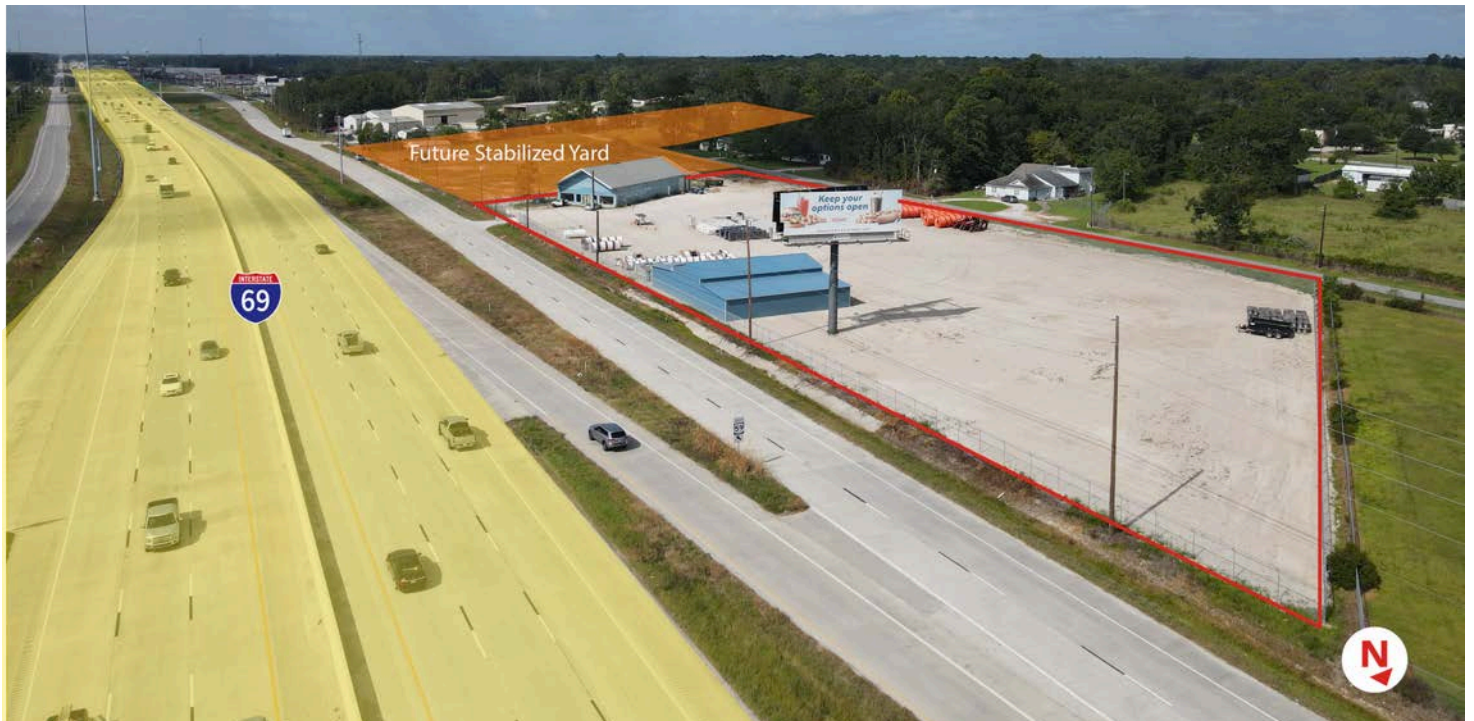
Guidance Price: \$4,581,818.18

NOI: \$378,000.00

Cap Rate: 8.25%

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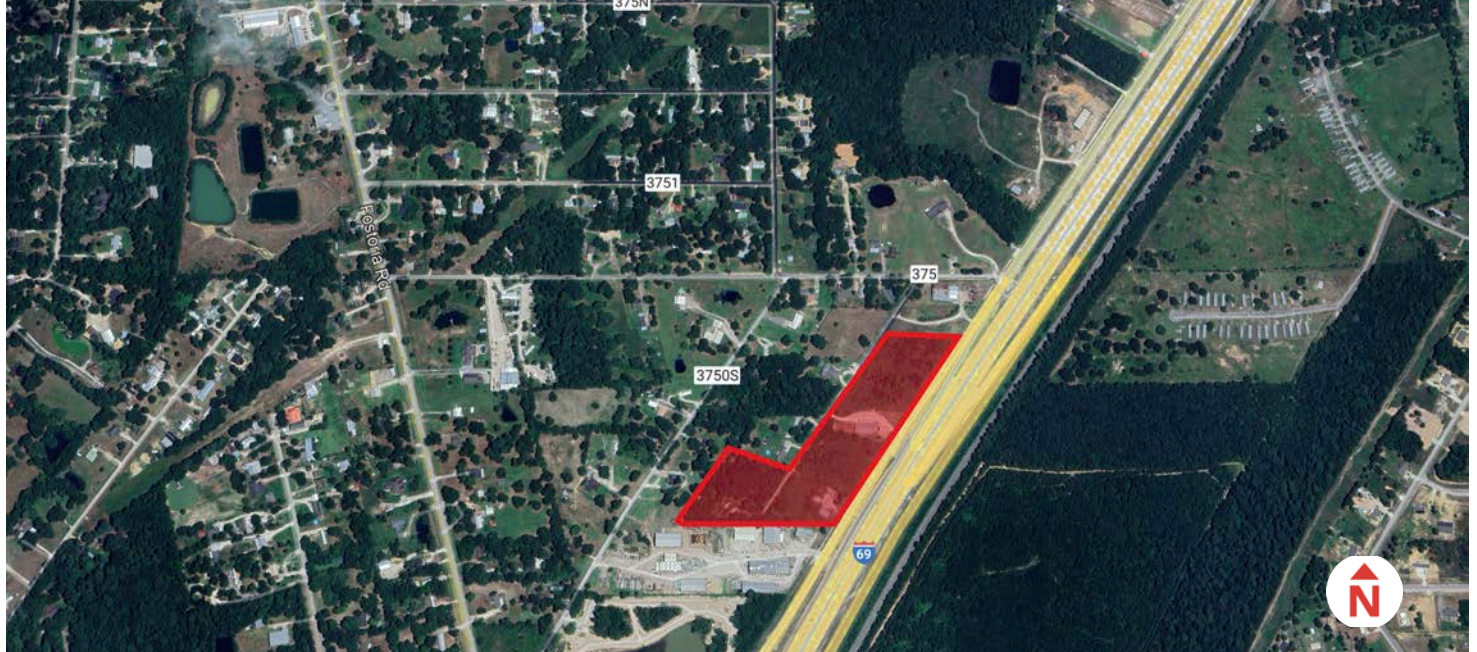
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