

# Roanoke One

208 E Highway 114, Roanoke, TX

## PROPERTY OVERVIEW



EXCLUSIVE MARKETING ADVISORS

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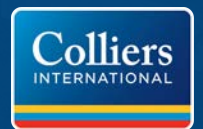
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# OFFERING SUMMARY

Colliers International is pleased to present this great opportunity to purchase an attractive retail property on 208 E. Highway 114 in Roanoke, Texas. The subject property contains 4,952 square feet and was recently constructed in 2016 of high-quality finish out. The property offers a well-established tenant base currently on NNN leases, delivering minimal landlord responsibilities, making this an excellent investment opportunity.

The property is located in the Mid-Cities between Dallas and Fort Worth on a main retail corridor, Highway 114, with immediate access to major highways (377 & 170, I-35) and near the Texas Motor Speedway, Bucee's and the Tanger Outlet Mall. The subject property is nestled in an affluent community of a rapidly growing area with many new developments recently constructed. Roanoke One is strategically located in the Dallas-Fort Worth Metroplex, which is, by population, the largest metropolitan area in Texas, the largest in the South, and the fourth largest in the United States. Dallas-Fort Worth is leading the job market industry among the nation's largest metropolitan areas, with a growth rate of 4.8 percent, while unemployment is safely below the national average, at 3.7 percent.

Currently 100 percent occupied with the security of long-term tenants, 208 E. Highway 114 presents an investor with an opportunity to acquire a stable property with minimal landlord responsibilities.



## Investment Highlights

- Currently 100% occupied - all tenants on NNN leases
- Annual Increases in tenant renewal options
- Desirable highway location on highway 114 – Main Retail Corridor
- Nearby restaurants boast some of the highest sales volumes in the DFW
- Located in a rapidly growing trade area
- Drive-thru available

# PROPERTY DESCRIPTION

PROPERTY	Roanoke One
PROPERTY ADDRESS	208 E Highway 114
NUMBER OF FLOORS	One (1)
PROPERTY TYPE	Retail/Office
YEAR BUILT	2016
CLASS	B
SUBMARKET	Trophy Club/Roanoke/Westlake
RBA	4,952 SF



# PROPERTY PHOTOS



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW

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## CODY PAYNE

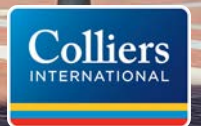
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