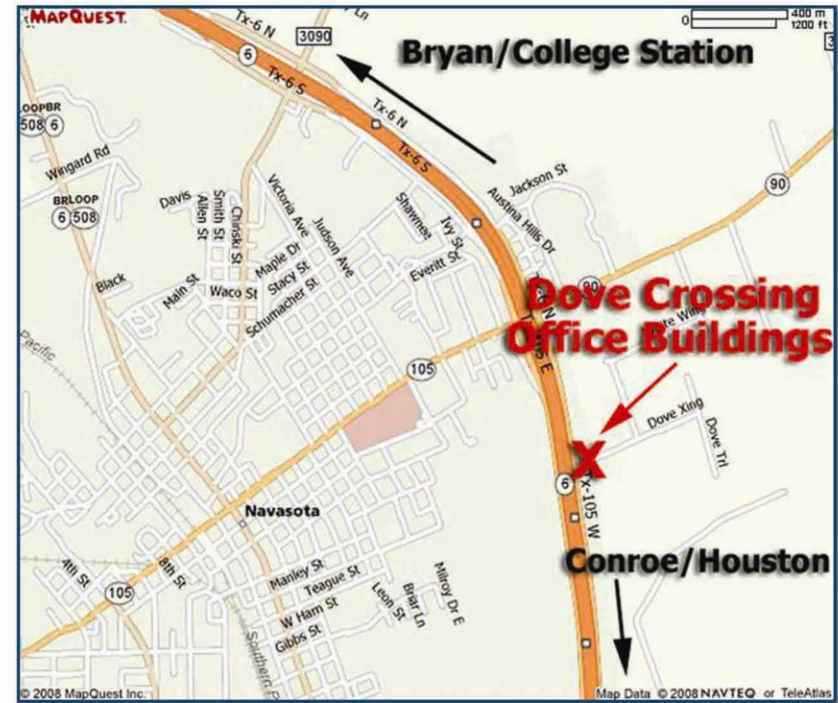


Dove Crossing Office Complex

Dove Crossing Lane
Navasota, Texas 77868

FOR SALE
Investment Opportunity



- Office complex with a great location directly on the east side of Hwy 6 between Hwy 90 and 105 at the entrance to Dove Crossing Subdivision
- Great investment opportunity with immediate cash flow
- The property consists of two attractive office buildings on 1.52 acres with an additional 0.69 acre contiguous lot to allow for construction of more parking or possible third office building:
 - Building 1 (Built 2005) is 7,192 SF single story and Building 2 (Built 2008) is 10,185 SF with two stories
- Property is 85% occupied with 2,662 SF mostly unfinished space available on the second floor of Building 2 allowing potential for increased income
- Solid tenant mix of professional offices and service industries
- Leases and financial information delivered upon receipt of executed confidentiality agreement (contact Broker for agreement)
- Offered For Sale: \$1,200,000 Firm - 11.39% Cap Rate! - Priced below tax office appraised value!



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.

Clarksenhour.com

979.268.6840 o
979.268.6841 f



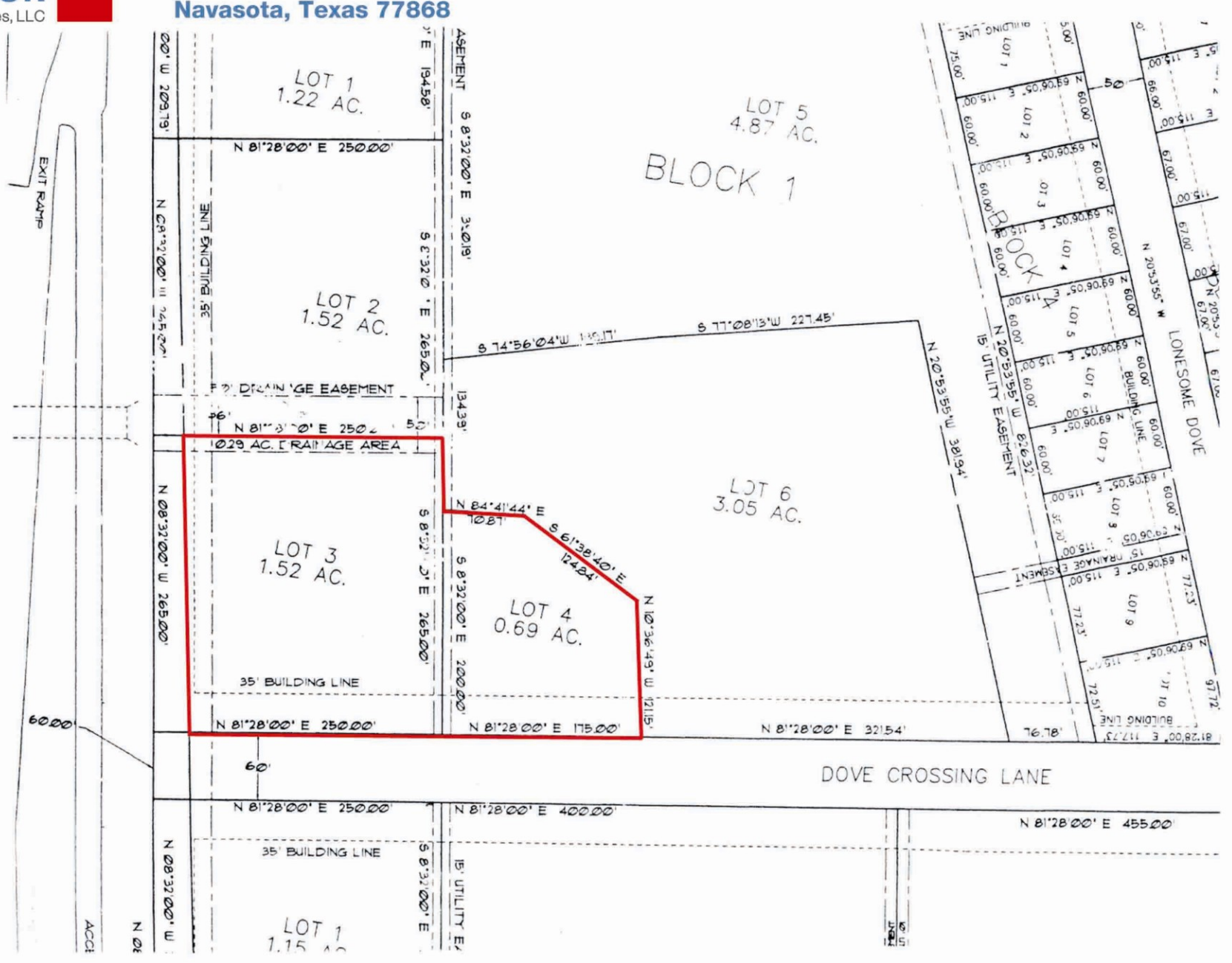
Dove Crossing Office Complex

Dove Crossing Lane
Navasota, Texas 77868



Dove Crossing Office Complex

Dove Crossing Lane
Navasota, Texas 77868



Building 2 Lobby



Typical Office Finish-Out

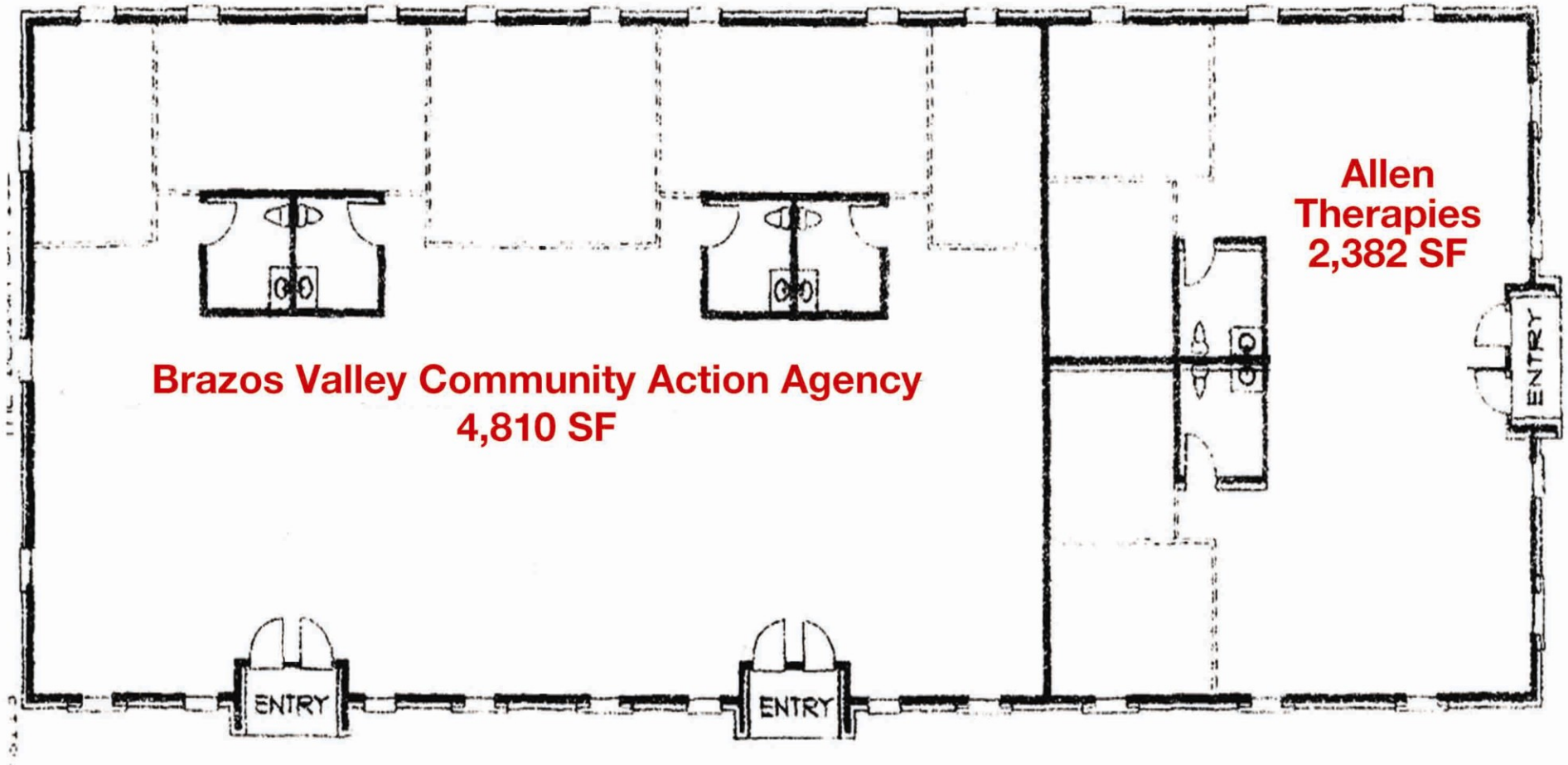




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Navasota, Texas 77868

Building 1 - 7,192 SF

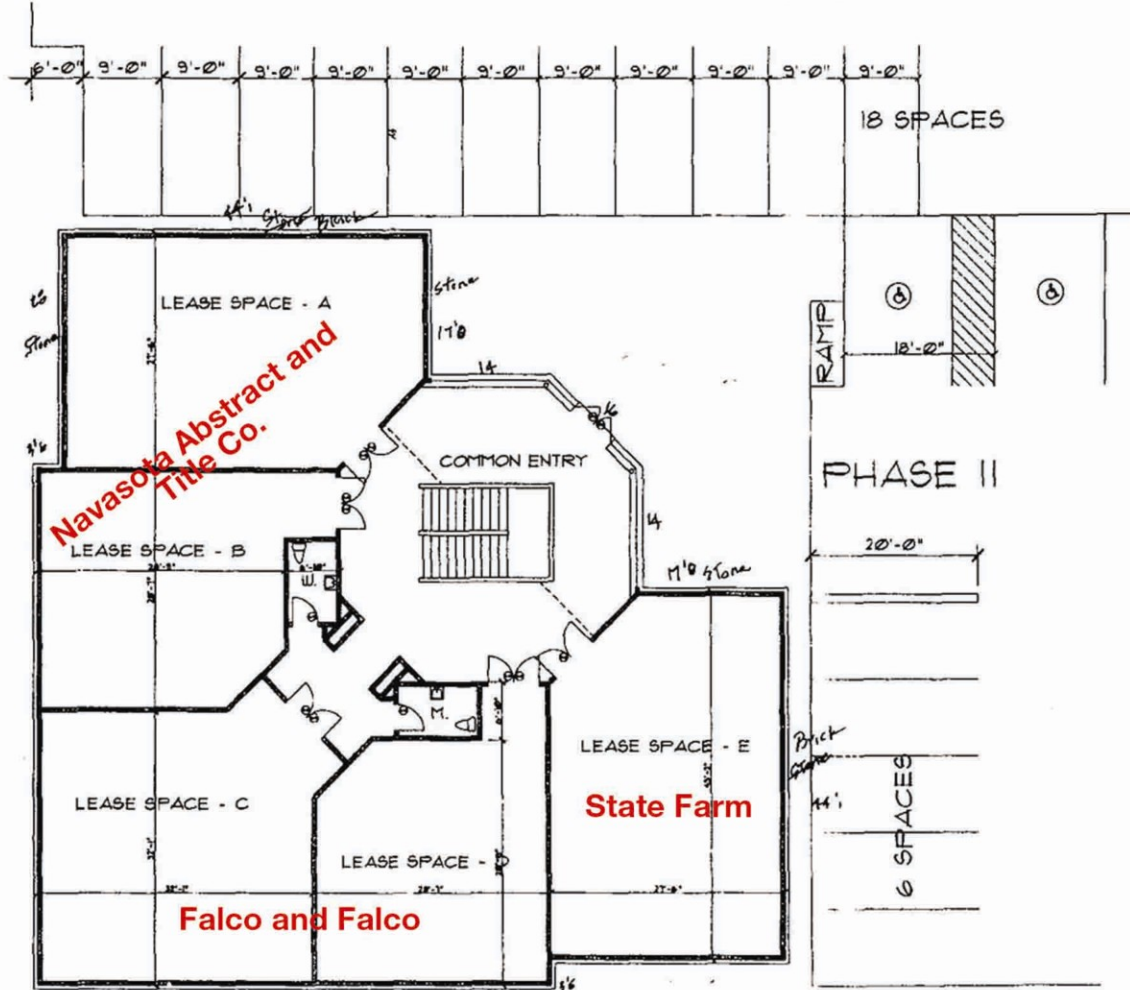




Dove Crossing Office Complex

Dove Crossing Lane
Navasota, Texas 77868

Building 2 1st Floor



Common Entry	1,367 SF
Navasota Abstract and Title Co.	
- Lease Space A	1,184 SF
- Lease Space B	862 SF
Falco and Falco	
- Lease Space C	1,106 SF
- Lease Space D	862 SF
State Farm	
- Lease Space E	1,184 SF
First Floor Total:	6,565 SF

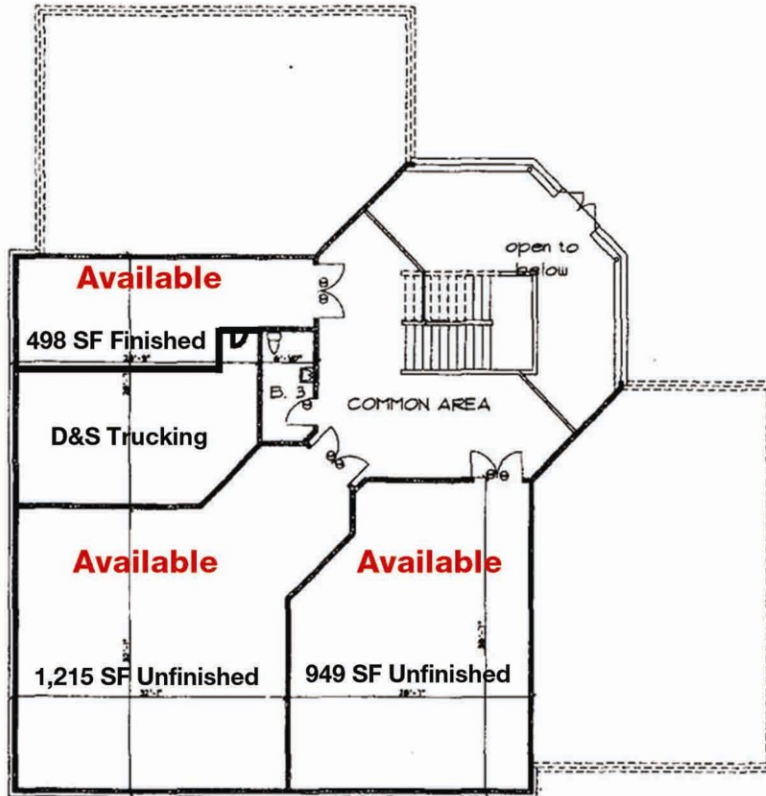
1ST FLOOR PLAN



Dove Crossing Office Complex

Dove Crossing Lane
Navasota, Texas 77868

Building 2 2nd Floor



2ND FLOOR PLAN

Common Entry	585 SF
Available	
- Lease Space F1	498 SF Finished
D&S Trucking	
- Lease Space F2	373 SF
Available	
- Lease Space G	1,215 SF Unfinished
Available	
- Lease Space H	949 SF Unfinished
Second Floor Total:	3,620 SF