

**Property For Sale**  
**Decker Oaks 1**  
**32350 SH 249**  
**Pinehurst , TX 77362**

**Property Information:**

- . Listing # 145851
- . \$ 3,784,500
- . Built in 2003
- . 2.15 Total Land Acres



**Sub Type Information:**

Retail Information



**Comments: Decker Oaks 1 Large Retail Center with great visibilty on busy SH 249. This is a newer center built in 2003 with a good tenant mix. Seller will master lease any vancany for 1 year. We have 12 other centers all with an 8.0 Cap and NNN leases. Please contact us for more information. Decker 1 is built next to Decker 2. Both centers can be sold together to get a 40,000+ SF center with over \$500,000 NOI.**

**Listing Office:** Commercial Brokers Inc.

Flyer Courtesy Of: Mike Nematpour  
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