








Beall's Shopping Center 
 600-608 E. Broadway
 Sweetwater, TX 79556
 County: Nolan

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Photos	For Sale	Active	Options
<p style="text-align: center;">◀ Previous Image 1 of 3 Next ▶</p>  <p style="text-align: center;">Click to Enlarge (707 KB)</p>	<p>Property Use Type: Investment</p> <p>Primary Type: Shopping Center Community Center</p> <p>GLA: 29,284 SF</p> <p>Lot Size: 90,000 SF</p> <p>Occupancy: 100.00%</p> <p>Price: \$895,000</p> <p>Price/SF: \$30.56</p> <p>Cap Rate: 10.02%</p> <p>Year Built: 1955</p> <p>Date Last Verified: 9/17/2007</p> <p>Property ID: 14882017</p> <p style="text-align: center;">Find Out More...</p>		<p> Email Listing</p> <p> Map / Aerial</p> <p> Demographics</p> <p> Print Summary</p> <p> Print ALL</p> <p> Get Financing</p> <p> Feedback</p>

Additional Information

Property Description:

Beall's Shopping Center is a 29,284 square foot shopping center built in two phases. The building was formerly a Sears, and has subsequently been subdivided into four suites with Beall's Department Store occupying 16,741 square feet, Subway Sandwich Shop occupying 1,500 square feet, West Central Texas Workforce Development Board occupying 2,250 square feet in the newer eastern portion of the building and Rainey LLC dba Sears occupying 8,793 square feet of the older portion of the building.

Location Description:

Beall's Shopping Center is located in the central portion of Sweetwater, approximately five blocks east of the Nolan County Courthouse and the center of Sweetwater. The neighborhood is commercially oriented with supporting residential properties off of the major traffic arteries. The neighborhood is bound by F.M. 419 on the west, Grand Street at the north, the corporate limits of Sweetwater on the east, and the Missouri Pacific Railroad on the south.

Additional Types:	Free Standing Bldg Strip Center Neighborhood Center	No. Stories:	1
		Commission Split:	2%
		Parking Ratio:	4.06 / 1,000 SF

Highlights

- 10.02% CAP Rate on Current Income
- Anchored by Beall's, Sears and Subway
- 100% Occupancy
- Central Location in the City of Sweetwater

Financial Summary		Actual		Major Tenant Information		Debt & Equity Information	
Year:		2006		Tenancy Type: Multiple		Debt Type:	Proposed
Scheduled Gross Income:		\$43,502		Beall's Department Store		Loan Description:	
Vacancy 5%:		\$6,182		SF Occupied: 16,741		Buyer to obtain a new loan at market rate and terms.	
Percentage Rent		\$64,934		Sears			
Income:		\$15,202		SF Occupied: 8,793			
Reimbursement:		\$117,456		Subway			
Effective Gross Income:		\$27,752		SF Occupied: 1,500			
Total Expenses:		\$89,705		West Central Texas Workforce Development			
Net Operating Income:				SF Occupied: 2,250			