

Growth Project 2024

**TITUS COUNTY APPRAISAL
DISTRICT**



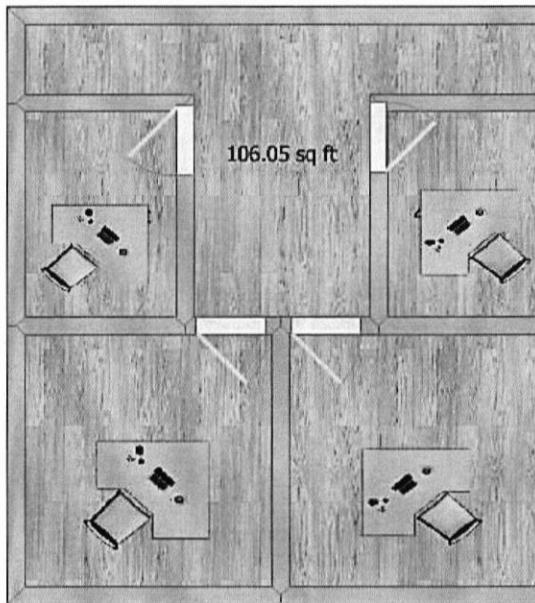
CURRENT BUILDING

- CURRENT OFFICE AREA = 4,420 sqft.
- WAREHOUSE AREA = 3,480 sqft.
- UNUSED WAREHOUSE AREA= 2,120 sqft

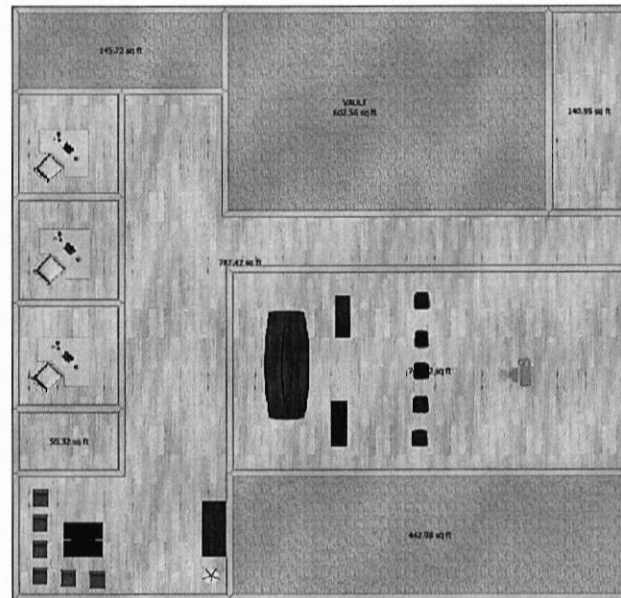
REQUESTED PLAN

Option 1

EXISTING BOARDROOM



EXISTING WAREHOUSE



- TURN THE CURRENT BOARDROOM INTO 4 OFFICE SPACES
- ADD NEW BOARDROOM, WAITING AREA, 3 OFFICES, AND SUPPLY CLOSET TO UNUSED WAREHOUSE SPACE.
- ESTIMATED COST ESTIMATE:
\$375,000 - \$400,000

PURCHASE
NEW
PROPERTY
Option 2

305 W 20th Street, Mount Pleasant, TX 75455



SALE **\$1,750,000** | **Business**

Courtesy Of Drake Real Estate & Investment. Listed By Matthew Marshall

Absolute NNN investment opportunity with established, long term medical tenant based in Tyler, TX. Azalea Orthopedics has been in the market since 1999 and has been located at the property since 2015. Azalea and the current owner have agreed to a new 10 year master lease commencing on September 1, 2021, with annual base rent increases. Financials are available for qualified buyers.

Professional Medical-Office space; Approx. 7,048 sf on 1.31 ac.

1323 W Ferguson Rd, Mt Pleasant, TX 75455

PURCHASE LAND Option 3

COMMERCIAL LAND ON
FERGUSON LARGE ENOUGH FOR
ADEQUATE PARKING AND 6,500
SQFT OFFICE BUILDING



SALE **\$449,000** | **Commercial-Other**

Listed By CENTURY 21 Premier Group

Great location!! High traffic!! This will need to be re-platted.

BUILD NEW OFFICE Option 3

- Cost estimate for fully finished metal office building.
- ESTIMATE:
- LAND - \$449,000
- BUILDING - \$989,300
(6,500 sqft @ \$152.20 per sqft.)
- TOTAL - \$1,438,300

Titus		01/10/2024 4:52:49PM	
Marshall & Swift Commercial Calculation Estimate Report			
Property ID:	12494	Date Calculated:	01/10/2024
Owner:	TITUS COUNTY APPRAISAL DISTRICT	Cost Data as of:	01/01/2023
Situs Address:	2404 W FERGUSON RD TX		
Imprv ID:	153400		
Imprv Detail ID:	715646		
Section ID 5217: Building			
Effective Age:	0	# of Stories:	1.00
Shape:	2.0	Total Area:	6,500.0
Occupancies	Description	Name	Percentage Class Height Rank
	600 (Administrative Office)		100.00% S 10.00 2.0
Components		Units/%	
<i>Exterior Walls</i>			
	PE.-Metal Sandwich Panels	100.00%	
<i>Heating, Cooling & Ventilation</i>			
	Package Unit	100.00%	
<i>Sprinklers</i>			
	Sprinklers	100.00%	
BASIC STRUCTURE	Units	Unit Cost	Total Cost New Depr. Amount Total Cost Depreciated
Base Cost	6,500	\$108.85	707,525 0 707,525
<i>Exterior Walls</i>			
	PE.-Metal Sandwich Panels	6,500	\$23.74 154,310 0 154,310
<i>Heating, Cooling & Ventilation</i>			
	Package Unit	6,500	\$13.95 90,675 0 90,675
<i>Sprinklers</i>			
	Sprinklers	6,500	\$5.66 36,790 0 36,790
Basic Structure Cost	6,500	\$152.20	989,300 0 989,300
SECTION ID 5217 TOTAL COST:	6,500	\$152.20	989,300 0 989,300
Remarks:			
ESTIMATE TOTALS:			989,300 0 989,300