

INVESTMENT OPPORTUNITY

1324 N SAINT JAMES RD | PILOT POINT, TEXAS 76258



EXCLUSIVELY OFFERED FOR SALE

1324 N Saint James Rd

Pilot Point, Texas 76258

Industrial Building on ± 2.50 Acres | Offering Memorandum

$\pm 7,487$ SF

BUILDING AREA

± 2.50 AC

LAND

1984

YEAR BUILT

\$775,000

ASKING PRICE

OFFERING MEMORANDUM

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PROPERTY AT A GLANCE

ADDRESS	1324 N Saint James Rd, Pilot Point, TX 76258
PROPERTY TYPE	Industrial / warehouse building
BUILDING	±7,487 SF (DCAD gross building area)
LAND	±2.50 acres (108,900 SF)
OFFERING	For sale at \$775,000 MLS #21407833

WHY THIS PROPERTY

Investment Highlights



1

Offered For Sale

Sale-only offering of a ±7,487 SF industrial building on ±2.50 acres in Pilot Point, Texas.

2

Significant Yard Space

2.50 acres (108,900 SF) with a large stabilized yard for equipment, fleet parking, outdoor storage or future expansion.

3

Open Steel-Frame Interior

Wide-open warehouse floor under exposed steel framing, adaptable to many hands-on business uses.

4

Commercial Land Designation

DCAD classifies the land as Commercial and the improvement as a warehouse/storage use. Buyer to verify zoning with the City.

5

US-377 Corridor Access

Located less than one mile west of US-377, with regional access toward Denton and the North Dallas growth corridor.

6

Growth Path

Northern Denton County continues to attract new residential and commercial activity, supporting demand for local service space.

7

Investor Context

Listing agent estimates area rents at \$8 to \$13 per SF per year, NNN. Context only; the property is not offered for lease.

7,487

SF BUILDING

2.50

ACRES

1984

BUILT

THE PROPERTY

Property Overview

PROPERTY DETAILS

ADDRESS	1324 N Saint James Rd
CITY / COUNTY	Pilot Point / Denton County, TX
MLS NUMBER	#21407833
DCAD PROPERTY ID	R122214
PROPERTY USE	Warehouse - Storage
BUILDING AREA	±7,487 SF
BUILDING DETAIL	6,500 + 630 addition + 357 SF
LAND AREA	±2.50 AC (108,900 SF)
YEAR BUILT	1984
CONSTRUCTION	Metal building, steel frame
FIRE SPRINKLER	None per DCAD
LEGAL DESCRIPTION	Park Place Estates Blk D, Lot Open Space



POTENTIAL USE CONCEPTS

Concepts only; subject to City review and approval. Not approved uses.

01

Contractor / Warehouse

Trades, service fleets, equipment staging and storage.

02

Flex / Showroom

Divisible space for showroom, shop and light-industrial users.

03

Storage Expansion

Added buildings or secured outdoor storage on excess yard.

04

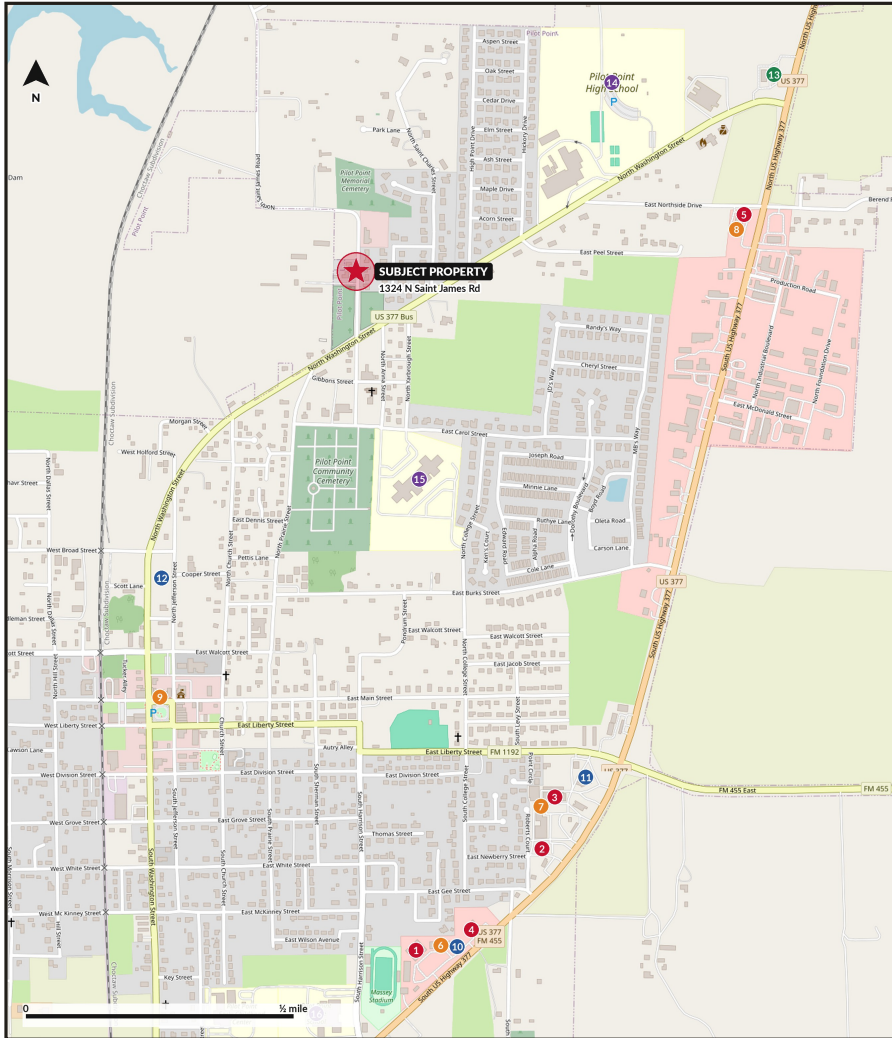
Indoor Recreation / Events

Large clear floor adaptable to recreation, training or event use.

Building area reflects the Denton Central Appraisal District record (7,487 SF gross building area). The legal description references "Lot Open Space"; plat, title and any restrictions should be reviewed by buyer before planning additional development.

LOCATION

Pilot Point Retail & Commercial Map



MAP KEY

- * Subject Property
1324 N Saint James Rd

GROCERY & RETAIL

- 1 Brookshire Brothers Grocery & Pharmacy
- 2 Dollar General
- 3 Ace Hardware
- 4 O'Reilly Auto Parts
- 5 Pelzel's Hometown Pharmacy

DINING

- 6 Pizza Hut
- 7 Buff's Grill
- 8 Nick's Italian Restaurant
- 9 Pilot Point Coffee House

BANKS & SERVICES

- 10 South State Bank
- 11 Point Bank
- 12 Pilot Point Post Office

FUEL & CONVENIENCE

- 13 Exxon / Tiger Mart (US-377)

SCHOOLS

- 14 Pilot Point High School
- 15 Pilot Point Elementary School
- 16 Pilot Point Middle School

APPROXIMATE STRAIGHT-LINE DISTANCE FROM SUBJECT PROPERTY

Pilot Point Elementary School	0.4 mi	Pilot Point High School	0.6 mi
Pilot Point Post Office	0.7 mi	Pelzel's Hometown Pharmacy	0.7 mi
Exxon / Tiger Mart (US-377)	0.9 mi	Ace Hardware	1.0 mi
Dollar General	1.1 mi	Brookshire Brothers Grocery	1.3 mi

Map shows selected businesses and services in Pilot Point for general orientation only. Locations and distances are approximate (straight-line) and not verified; this is not a survey. Map data © OpenStreetMap contributors.

THE NUMBERS

Financial Summary

SALE ONLY

OFFERING

\$775,000

ASKING PRICE

±7,487 SF

BUILDING AREA

±2.50 AC

LAND AREA

OFFERING SUMMARY

Offering Type For sale only

Asking Price \$775,000

Building Area (DCAD) ±7,487 SF

Land Area ±2.50 AC / 108,900 SF

Year Built 1984

Property Use (DCAD) Warehouse - Storage

Fire Sprinkler None per DCAD

MLS Number #21407833

PRICING SUMMARY

Asking Price \$775,000

Price per SF (±7,487 SF) \$103.51

Price per Acre (±2.50 AC) \$310,000

\$775,000

ASKING PRICE | SALE ONLY

AREA RENTAL CONTEXT | FOR INVESTOR EVALUATION ONLY

SCENARIO	NNN RATE / SF / YR	ANNUAL BASE RENT*	MONTHLY BASE RENT*	RENT / ASKING PRICE*
LOW	\$8.00	\$59,896	\$4,991	7.7%
MIDPOINT	\$10.50	\$78,614	\$6,551	10.1%
HIGH	\$13.00	\$97,331	\$8,111	12.6%

*Illustrative arithmetic only: the listing agent's estimated area NNN range of \$8 to \$13 per SF per year multiplied by 7,487 SF of DCAD building area. Rent / asking price is annual base rent divided by the \$775,000 asking price; it is a gross figure before vacancy and non-reimbursed expenses, not a return or net operating income projection. The subject property is offered for sale only and is not available for lease. Actual achievable rent and expense obligations depend on property condition, tenant requirements and negotiated lease terms. NNN means tenant typically pays taxes, insurance and maintenance in addition to base rent.

LISTING AGENT

Contact & Disclosures



EXCLUSIVELY LISTED BY

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CONFIDENTIALITY & DISCLAIMER

- This Offering Memorandum has been prepared by Ranchman Properties solely to provide summary information to prospective purchasers. It does not purport to be all-inclusive or to contain all information a prospective buyer may need, and it is not a substitute for a thorough due diligence investigation.
- Information, including building area, land area, year built and descriptions, is drawn from Denton Central Appraisal District records, MLS data and information supplied by others. It has not been independently verified. Ranchman Properties, Keller Williams and the seller make no representation or warranty, express or implied, as to its accuracy or completeness.
- Zoning, permitted uses, utilities, building systems, clear height, floodplain status, environmental condition, plat and deed restrictions, and applicable City of Pilot Point requirements must be independently verified by the buyer. Potential use concepts are illustrative only and are not approvals or guarantees of any use.
- Rental figures are the listing agent's estimate of area rents for investor context. The property is offered for sale only and is not offered for lease. The seller reserves the right to modify or withdraw the offering at any time. Photographs and maps are for general orientation only.
- Prospective purchasers should consult their own legal, tax, financial and real estate advisors. Equal Housing Opportunity.

REQUEST CURRENT SALE TERMS OR SCHEDULE A TOUR

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