

# Property Details

CONTROL: Exclusive VALUE: \$3,250,000  
LOAN: \$3,040,000  
EQUITY: \$210,000

TITLE: Must Sell Today! HIGHLY MOTIVATED - 26,000 SF Building in League City  
TYPE: Retail/Commercial

HAVE: A 25,851 SF building south of Houston near I-45, owned since 1999 by  
prom and wedding dress retailers with roughly \$1.2MM in inventory,  
previously selling to Neiman's and overseas, now seeking to reinvest  
proceeds into growth.

WEBSITE URL: www.brockwaycommercial.com

ADDRESS: 451 Landing Blvd, League City, Texas

GROSS SCHEDULED INCOME: \$516,942 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$129,177

NOI: \$387,765

DEBT SERVICE: \$0

CASH FLOW: \$387,765

CAP RATE: 11.93%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,660,450	\$20,000	14%	09/01/2025	No
LOAN 2	\$420,000	\$0	14%	09/01/2025	No

OWNER:

COUNSELOR: James Brockway  
2366 Calypso LN  
League City, ,  
77573-0759

Phone: 2816846482  
Email: jbrockway@brockwaycommercial.com