

270 THOMPSON DRIVE
Kerrville, Texas 78028**Property Type:****Property Name/Location:**FINE MEDICAL CENTER
320 West Main Street
Kerrville, Texas 78028**Price:**

\$1,560,000.00

Cash or TERMS ACCEPTABLE TO SELLER

Land:2.50 Acres +/- with frontage on Junction
Highway; West Water Street; West Main
Street; and Cox Street**Improvements:**

Bldg	Per KCAD	Bldg	Per KCAD
"A"	12,833 sq.ft.±	"D"	1,125 sq.ft.±
"B"	2,000 sq.ft.±	"E"	1,128 sq.ft.±
"C"	3,088 sq. ft.±	"F"	3,440 sq.ft.±

Description:

Prime Commercial Property with high traffic count. Multiple buildings with medical tenants and retail tenant. Total of leasable space is 20,174 sq.ft.±. The older residential structures (4) total 3,440 sq. ft.±. Potential for construction of additional buildings and parking. Traffic Count: 21,000 per TXDOT (2001)

Taxes:

\$26,700.00± Taxes (2002)*

\$2,700.00± Insurance (2002)*

*Does not include 4 older structures.

Current Gross Rent Roll and Expenses
available upon request.**Contact:**Larry Richter
Richter Realty, Inc.
270 Thompson Drive
Kerrville, Texas 78028www.richterrealty.com