

# UNITED STATES POSTAL SERVICE

Offering Memorandum // 2285 Highway 90, Nome, TX 77629



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2285 HIGHWAY 90, NOME, TX 77629

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Exclusively Listed By

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# INVESTMENT SUMMARY

United States Postal Service // Nome, TX

TENANT	United States Postal Service
ADDRESS	2285 Highway 90, Nome, TX 77629
ANNUAL RENT	\$22,482
RENT PSF	\$28.10 / Square Foot
LEASE TYPE	USPS Maintenance Rider USPS Tax Reimbursement Rider
LEASE TERM	June 1, 2022 - May 31, 2027
OPTION	None
TERMINATION	None

GROSS INCOME .....	\$22,482
TAXES .....	Reimbursed
INSURANCE .....	Base Policy \$454 / Named Wind Policy \$833
MAINTENANCE & RESERVES .....	\$240
NET OPERATING INCOME .....	\$20,955

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# OFFERING SUMMARY



**\$327,500**  
Sale Price



**6.4%**  
Cap Rate



**USPS**  
MAINTENANCE RIDER  
TAX REIMBURSEMENT RIDER  
Lease Type



**1967**  
Year Built



**+/- 800 SF**  
Building Size



**+/- 3,975 SF**  
Parcel Size



# FINANCIAL OVERVIEW

United States Postal Service // Nome, TX

## CURRENT LEASE

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	ANNUAL RENT/SF
USPS	+/- 800 SF	June 1, 2022	May 31, 2027	\$1,873.50	\$22,482	\$28.10

## EXPENSES

### YEARLY BUDGET

Taxes	Reimbursed
Insurance	Base Policy \$454 / Named Wind Policy \$833
Maintenance	\$240

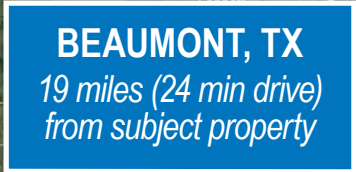
## NET OPERATING INCOME

### NOI

Income	\$22,482
Expenses	\$1,527
NOI	\$20,955



United States Postal Service // Nome, TX



*Touchstone Commercial Partners*



# NEARBY USPS LOCATIONS

United States Postal Service // Nome, TX



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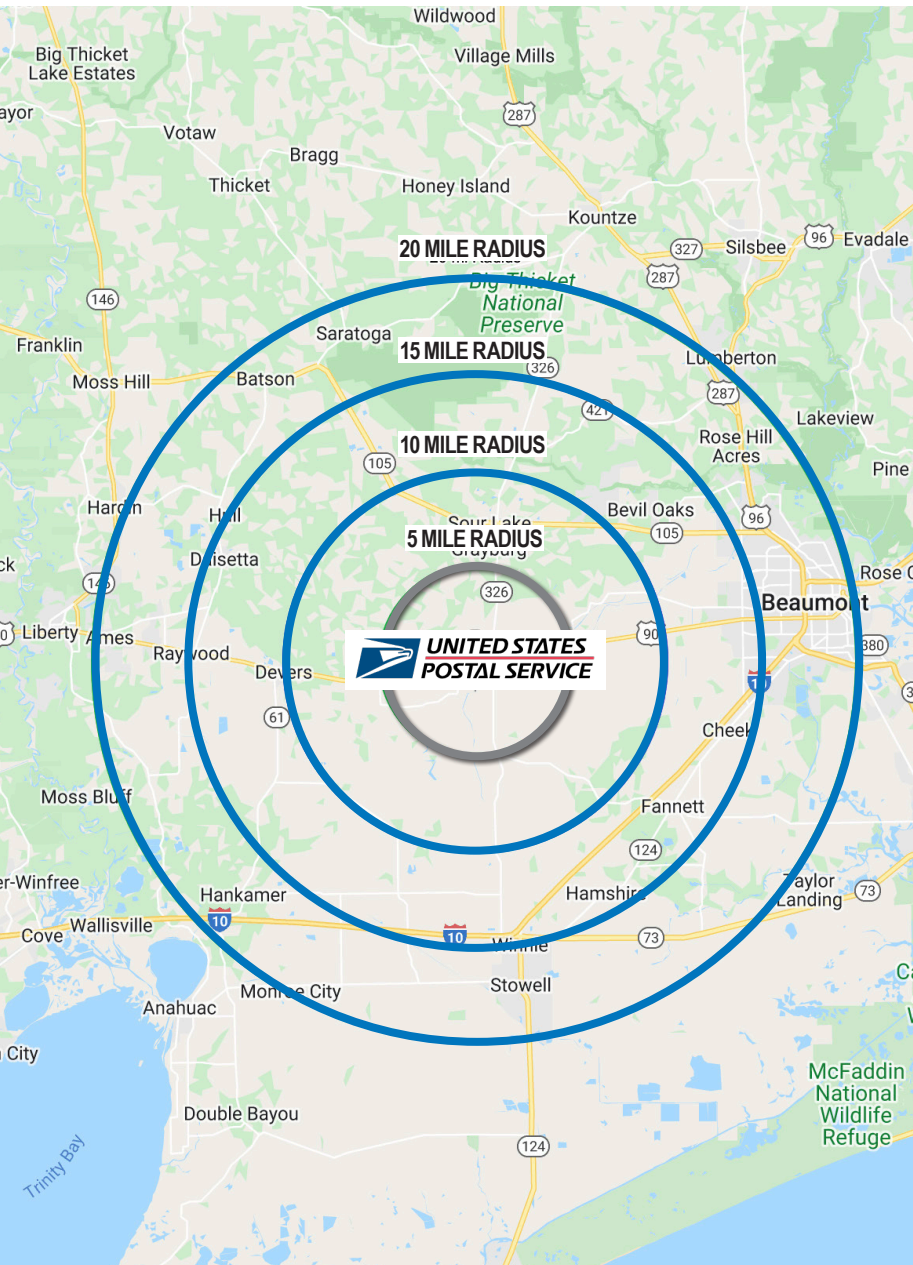
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# DEMOGRAPHICS

United States Postal Service // Nome, TX



## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

Estimated Population (2021)	938	8,247	45,150
Projected Population (2026)	948	8,410	45,499
Projected Annual Growth (2021-2026)	0.20%	0.40%	0.20%

### HOUSEHOLDS

Estimated Households (2021)	351	3,193	17,338
Projected Households (2026)	376	3,485	18,446
Projected Annual Growth (2021-2026)	1.40%	1.80%	1.30%

### HOUSEHOLD INCOME

Average Household Income (2021)	\$93,309	\$96,744	\$97,330
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## 10 MILE RADIUS



POPULATION  
**83,251**



HOUSEHOLDS  
**63,589**



INCOME  
**\$163,645**

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# TENANT OVERVIEW

United States Postal Service // Nome, TX



REVENUE  
**\$71.1B**



LOCATIONS  
**34,000**



EMPLOYEES  
**+633,000**



YEAR FORMED  
**1775**



HEADQUARTERS  
**WASHINGTON,  
D.C.**

The U.S. Postal Service is the only delivery service that reaches every address in the nation: 160 million residences, businesses and Post Office Boxes. With more than 34,000 retail locations and one of the most frequently visited websites in the federal government, usps.com, the Postal Service has annual operating revenue of more than \$71 billion and delivers 48 percent of the world's mail. With more than 630,000 employees, the United States Postal Service is one of the nation's largest employers.







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COMMERCIAL PARTNERS