

# Marcus & Millichap

## FOR IMMEDIATE RELEASE

**Contact: Tim A. Speck**  
**First Vice President, Dallas**  
**(972) 755-5200**



## **MARCUS & MILLICHAP ARRANGES THE SALE OF A 29,808-SQUARE FOOT NET-LEASED PROPERTY**

**BALLINGER, TX**, April 30, 2018 – Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada, today announced the sale of Walmart, a 29,808-square foot net-leased property located in Ballinger, Texas, according to Tim A. Speck, of the firm’s Dallas office.

Geoff Ficke, first vice president investments and Collin Kraft, associate in Marcus & Millichap’s Dallas office, had the exclusive listing to market the property on behalf of the seller, a limited liability company. The investor, a Texas limited liability company, was secured and represented by Geoff Ficke and Collin Kraft.

Walmart is located at 2005 Hutchings Ave., in Ballinger, Texas. The investment was originally developed in 1987 by the seller, a native Texan, with recent renovations in 2016.

-more-

According to Kraft, there are current plans for additional retail and net leased development immediately to the right of this Walmart as well. This property offers minimal landlord responsibility and minimal retail competition within the city of Ballinger or the surrounding area. The building has a double-net lease to Walmart with a strong sales/percentage rent location – less than 1.00 percent rent-to-sales ratio.

# # #

***About Marcus & Millichap (NYSE: MMI)***

*With over 1,700 investment sales and financing professionals located throughout the United States and Canada, Marcus & Millichap is a leading specialist in commercial real estate investment sales, financing, research and advisory services. Founded in 1971, the firm closed over 9,000 transactions in 2016 with a value of approximately \$42.3 billion. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. To learn more, please visit: [www.MarcusMillichap.com](http://www.MarcusMillichap.com)*