



**Navarro Central
Appraisal District**
1250 N 45th St
Corsicana TX 75110

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2026 1st Quarter Cap Rates from Realityrates.com

Property Type	Min.	Max	Avg.
Apartments			
All Types	4.67	13.57	9.56
Garden/Suburban Townhouse	4.67	12.37	8.13
Hi-Rise/Urban Townhouse	4.67	13.57	8.67
Student Housing	4.67	12.97	8.40
Golf Course & Country Clubs			
All Types	9.35	21.76	16.17
Public Daily Fee	9.35	21.16	14.66
Semi-Private Club	9.35	21.76	14.93
Private Clubs	9.35	20.56	14.39
Healthcare & Senior Housing			
All Types	7.54	16.80	12.63
Acute Care Facilities	7.74	16.80	11.82
Out Patient Care	7.54	15.60	11.17
Congregate Care	7.64	16.20	11.49
Assisted Living	7.59	15.90	11.33
Industrial			
All Types	6.69	15.14	11.34
Warehouses & Distribution	6.69	13.94	9.95
Flex R&D	6.89	15.14	10.60
Climate Controlled Manufacturing	6.79	14.54	10.28
Lodging			
All Types	7.40	18.00	13.23
Full Service	7.40	16.80	11.63
Limited Service	7.60	18.00	12.28
Golf/Gaming/Resort	7.50	17.40	11.95
Rv/Camp Grounds - MH Parks			
All Types	7.40	17.27	12.83
Manufactured Housing	7.40	16.07	11.30
Mobile Home Park	7.50	16.67	11.63
Rv Parks & Camp Grounds	7.60	17.27	11.95
Offices			
All Types	7.23	15.52	11.79
Suburban	7.23	14.32	10.42
Central Business District	7.43	15.52	11.07
Medical	7.33	14.92	10.74
Restaurants			
All Types	10.29	19.91	15.58
Full Service	10.49	19.91	14.73
Fast Food	10.29	18.71	14.08
Retail			
All Types	7.50	16.88	12.66
Anchored Centers	7.50	15.68	11.18
Un-Anchored Centers	7.70	16.88	11.83
Convenience Store/Gas Station	7.60	16.28	11.50
Free-Standing	7.45	16.13	11.35
Self Storage			
All Types	7.34	14.19	11.11
Climate Controlled	7.54	14.19	10.61
Mini-Storage	7.34	12.99	9.88
Special Purpose			
All Types	10.27	21.09	16.22
School & Daycare Centers	10.27	19.89	14.60
Church/Temples/Synagogues	10.47	21.09	15.25
All Properties			
All Types	4.87	21.76	12.02