



	Offering Summary					
٠	Lease Rate:	\$12 SF/yr (NNN)				
	Building Size:	7,840 SF				
	Available SF:	7,840 SF				
	Traffic Count:	±28,000				

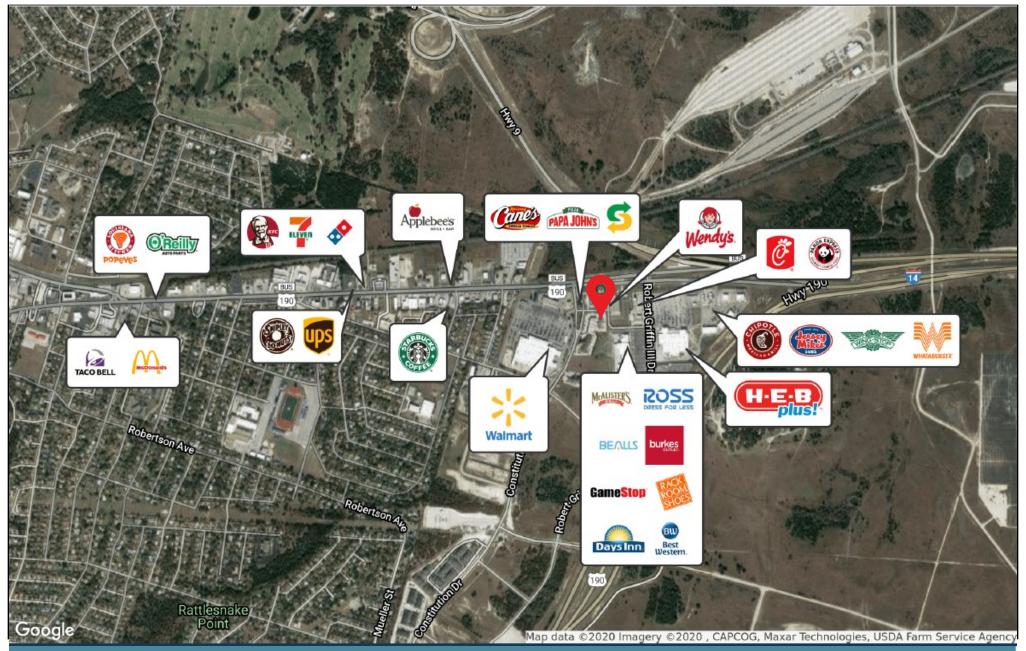
Property Overview

Freestanding second generation-restaurant, shadowed anchored by Walmart. This 7,840 SF restaurant contains an additional grease trap and is well suited for a restaurant concept. This location can be redeveloped and subdivided if needed or preferred. This property sees stable and continuous traffic with a day time traffic count of 28,000 VPD. The traffic count is heavily influenced by the national retail brands that surround the area like Chick-fil-A, Whataburger, and H-E-B.

Property Highlights

- Freestanding, 2nd generation restaurant 28,000 VPD
- Shadow anchored by Walmart
- Ample parking

 National retailers in the area: Walmart, Chick-fil-A, Whataburger, H-E-B, Starbucks



CMSProperties

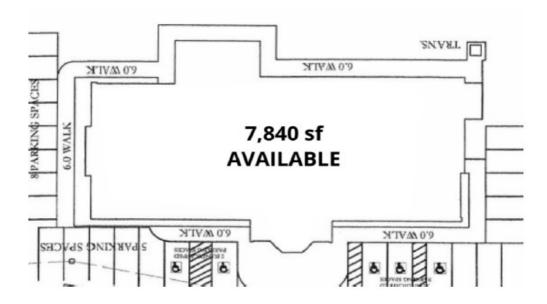
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CMSProperties

SITE PLAN



Available Sp	Available Spaces							
Suite	Tenant	Size	Туре	Rate	Term	Description		
1	Available	7,840 SF	NNN	\$12.00 SF/yr	Negotiable	Second Gen Restaurant		