

SPACE FEATURES:

- Freestanding Building with Great Frontage and Access to North University Drive
- In Heart of the North University Dr Commercial HUB adjacent to Walmart Neighborhood Market and Fuel Center and Several National Brands
- Great Location for any Retail User Requiring High Visibility



FOR MORE INFORMATION PLEASE CONTACT:

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CPRE Commercial
3505 North Street
Nacogdoches, TX 75965
(936)564-2622

www.commercial.cpre.com/properties-lease.php

PREMISES:
8,225 SF

AVAILABILITY:
Immediate

TERM:
Minimum 60 months

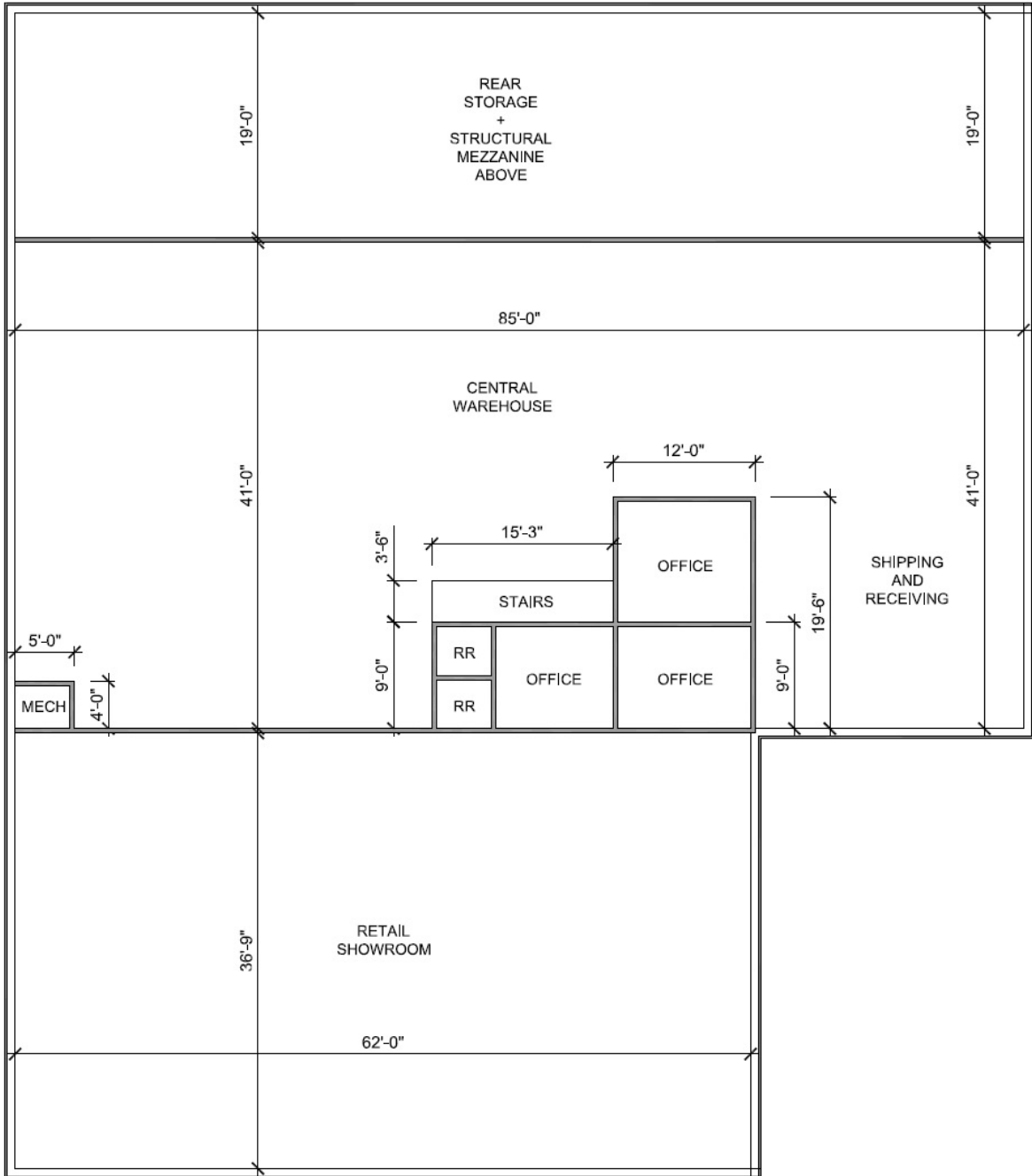
NET RENT:
\$12.00/SF/YR

2025 ESTIMATED OPEX:
\$3.25/SF/YR

PARKING:
3.65/1,000 SF

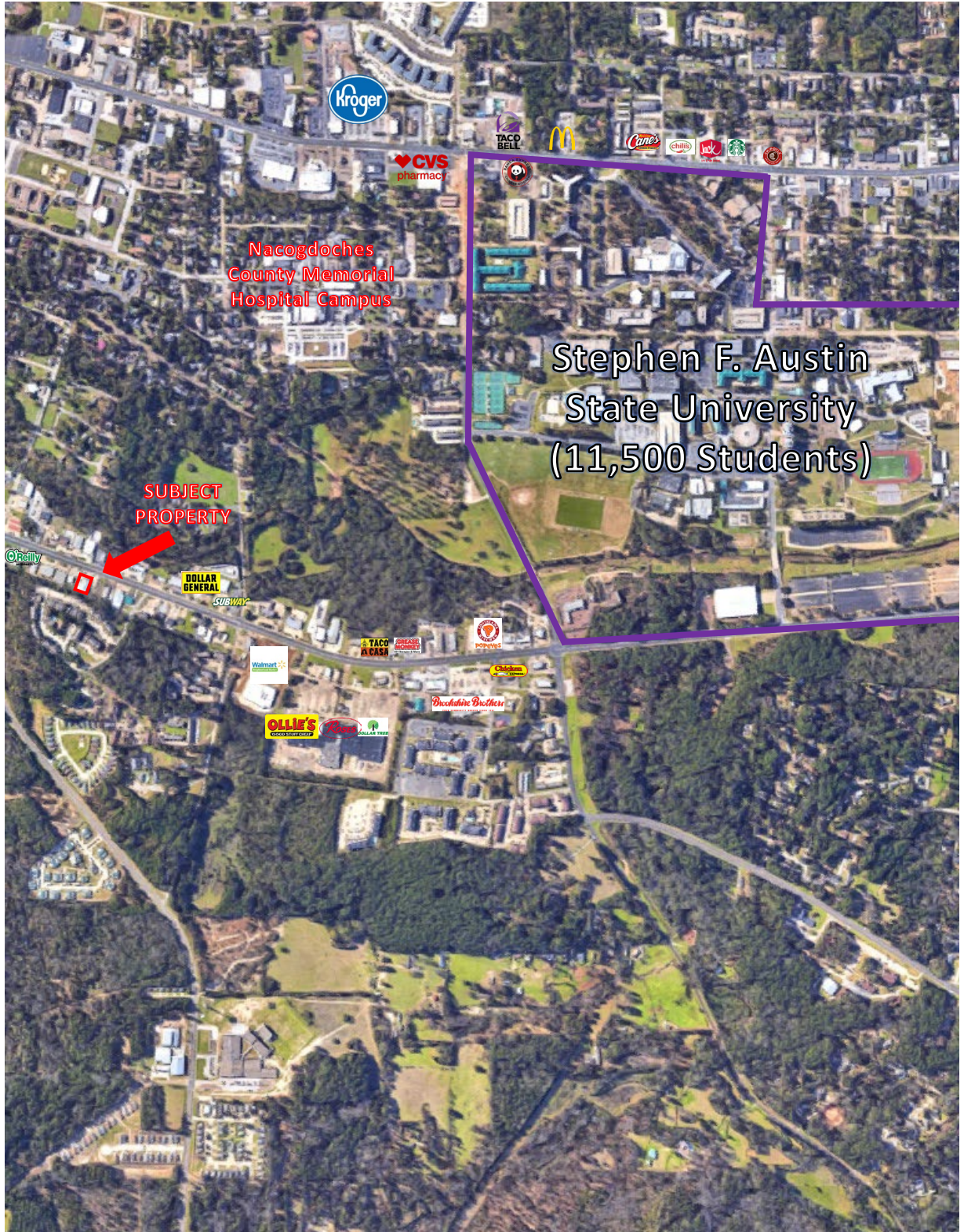
PROPERTY HIGHLIGHTS:

- + ~125 LF Frontage on North University Dr/FM 1275
- + Front Building Fascia Signage / Dedicated Pylon Signage Available
- + High Clear Height Warehouse with Mezzanine Storage
- + 16,000+ VPD at Property



*NOT TO SCALE

716 N. UNIVERSITY DRIVE
NACOGDOCHES, TX 75965



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