

FOR LEASE

25,000 Sqft RETAIL ANCHOR

600 Yards from Super *Wal-Mart*



LAKE JUNE-HICKORY TREE PLAZA
11903 Lake June Rd., Balch Springs, Tx 75180

- Anchored by **Dollar General**.
- **1/2 miles from (635) LBJ FWY.**
- **25,000 sqft Available.**
- **Ideal location for Grocery Stores, Beer & Wine Stores.**
- **Good signage.**
- **Traffic light intersection.**
- **Rent Rate: \$10-\$18/sqft.**

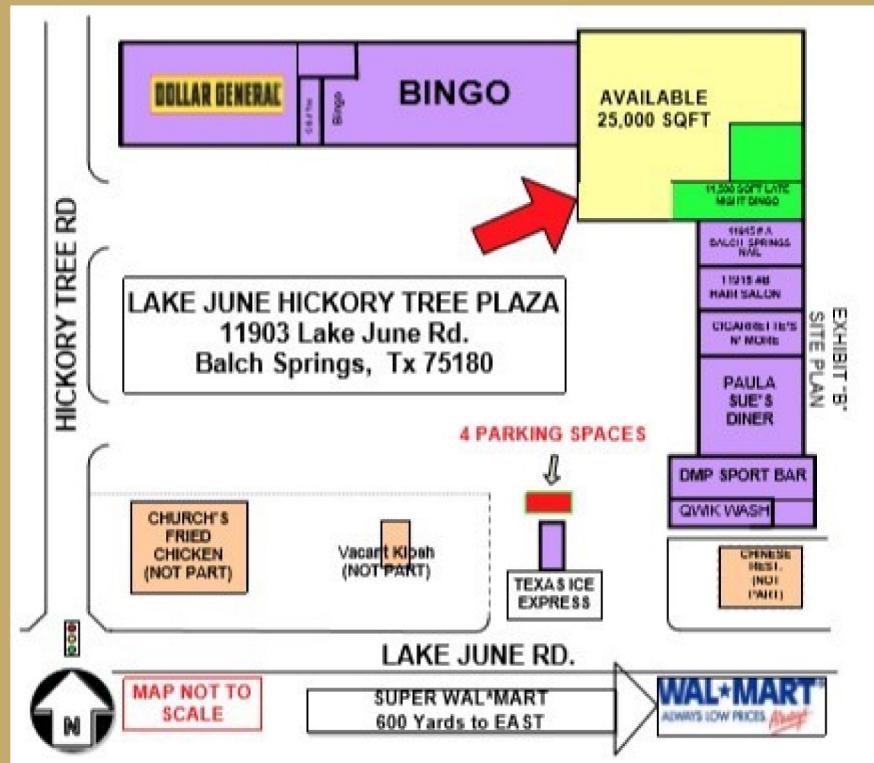


**Tan B. Le**
Phone: 714-697-3808
E-mail: tan.le@sbcglobal.net

**BROKER
COOPERATED**

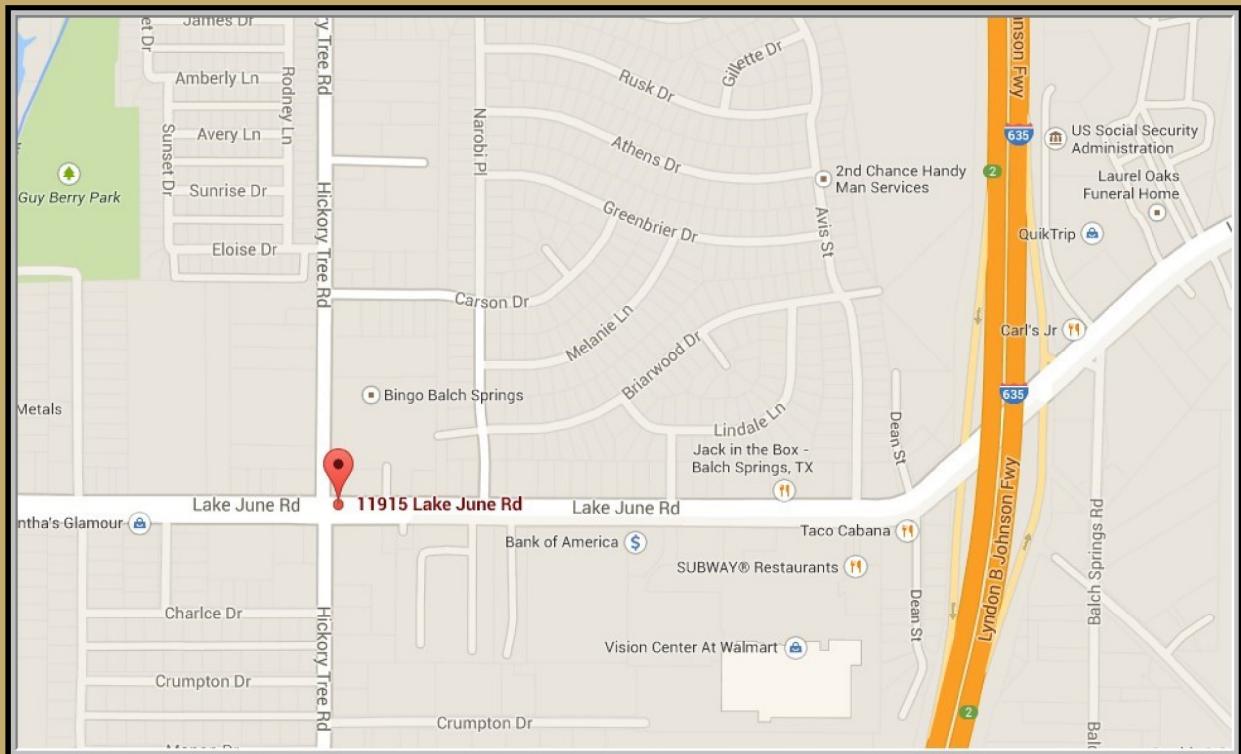
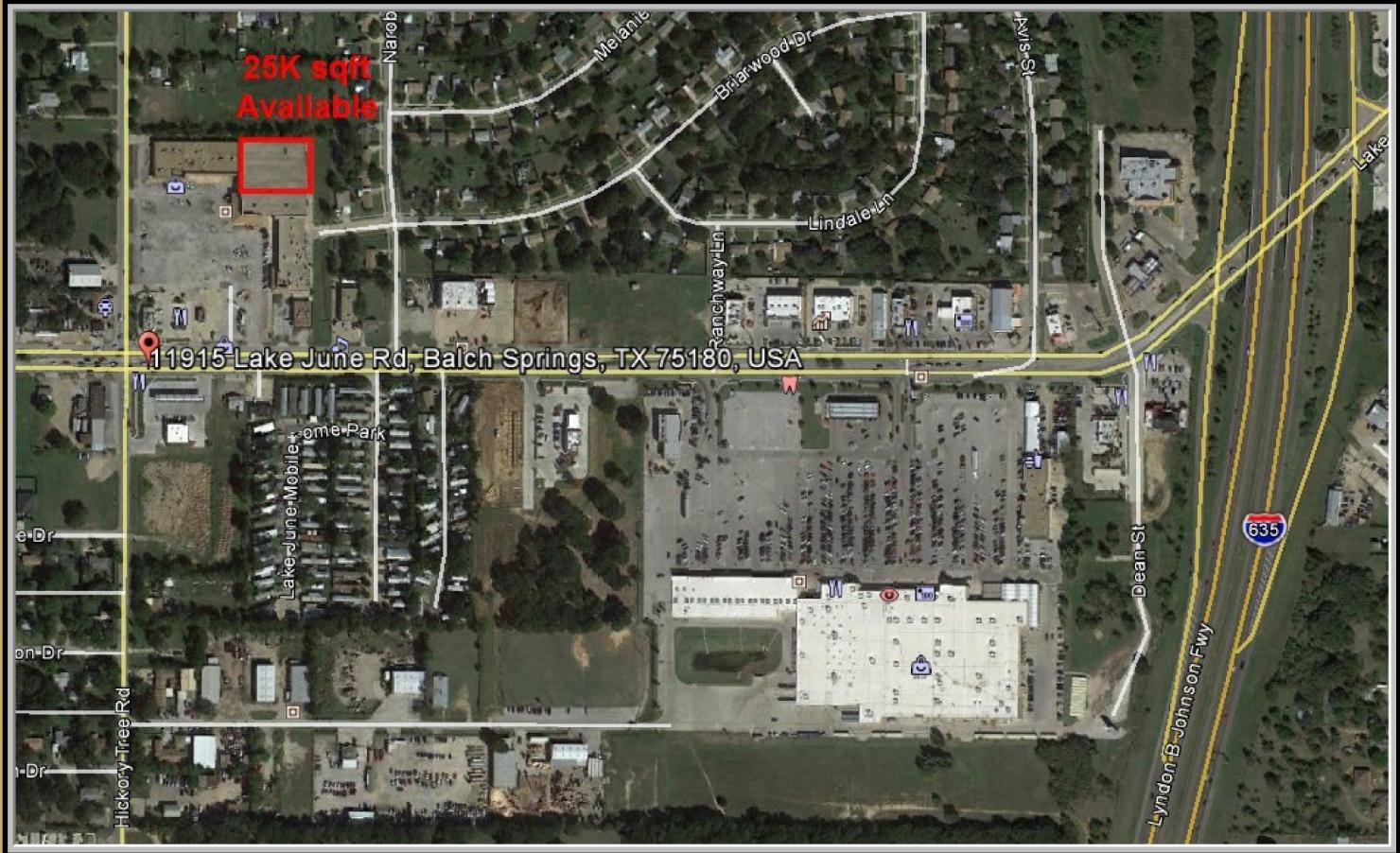


11903 Lake June Rd locates about 550 Yards from Super Walmart -Area is under a major development – Many National Tenants East of 11903 Lake June – New constructions started east of properties and move toward the Center



Tan B. Le

Phone: 714-697-3808 E-mail: tan.le@sbcglobal.net



Tan B. Le
Phone: 714-697-3808
E-mail: tan.le@sbcglobal.net





**INSIDE 25,000 SQFT
VACANT ANCHOR
SPACE
CEILING HEIGHT: 24 FT**

**11903 LAKE JUNE RD,
BALCH SPRINGS, TEXAS
75180**



**Tan B. Le
Phone: 714-697-3808
E-mail: tan.le@sbcglobal.net**



**INSIDE
25,000 SQFT VACANT
ANCHOR SPACE
CEILING HEIGHT: 24 FT**

**11903 LAKE JUNE RD,
BALCH SPRINGS, TEXAS
75180**



**Tan B. Le
Phone: 714-697-3808
E-mail: tan.le@sbcglobal.net**



HICKORY TREE RD

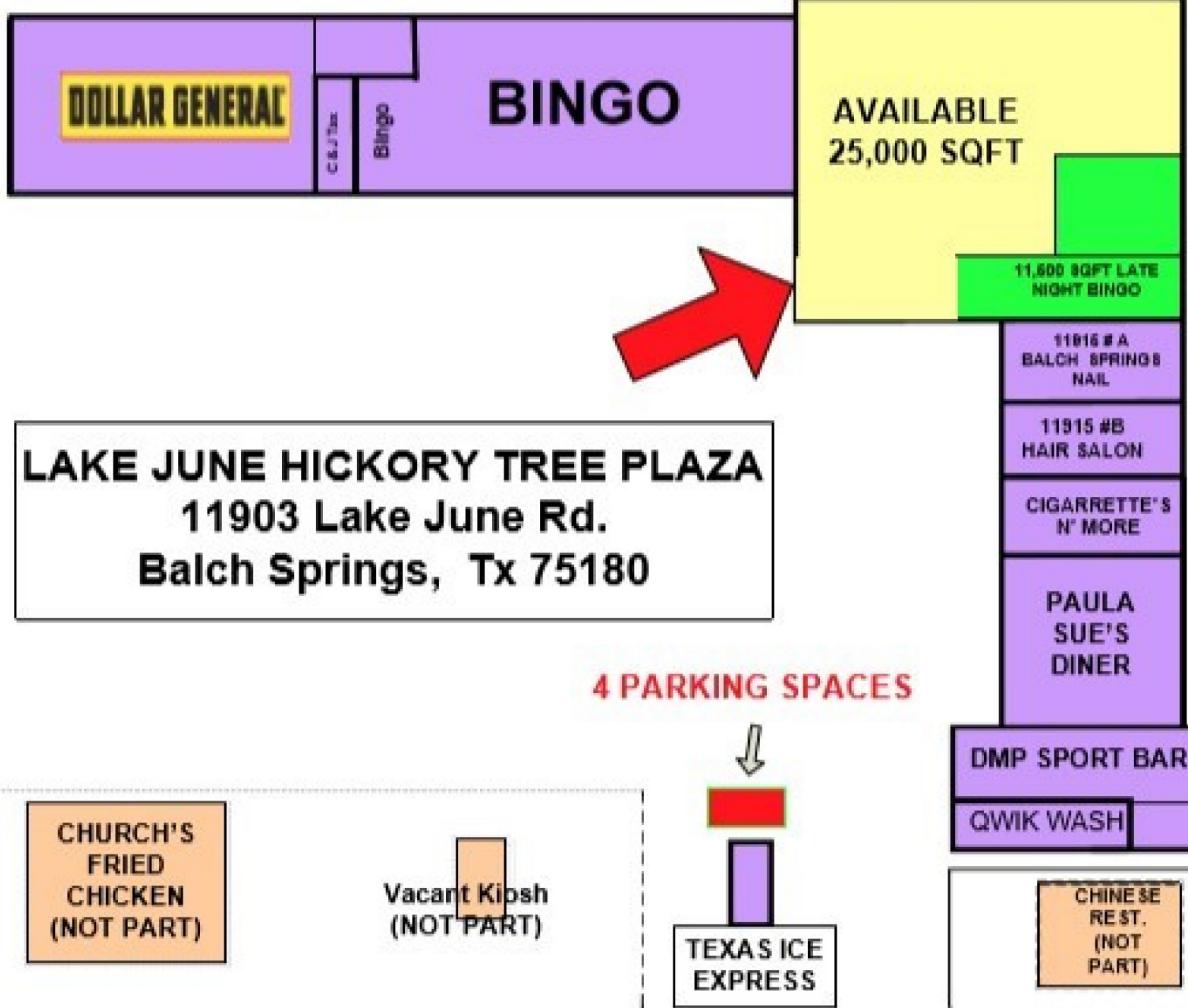


EXHIBIT "B"
SITE PLAN



MAP NOT TO SCALE

SUPER WAL*MART
600 Yards to EAST

WAL*MART
ALWAYS LOW PRICES *Always*



Tan B. Le
Phone: 714-697-3808
E-mail: tan.le@sbcglobal.net