



# FOR LEASE

MERRITT  
CAPITAL  
PARTNERS

## Nacogdoches Marketplace II Nacogdoches, Texas



**Location:** 4909 and 4919 North Street  
Nacogdoches, TX 75965

**Building Area:** 83,957 sf

Demographics (ESRI):	1 Mile	3 Mile	5 Mile
2025 Population	8,326	35,326	51,500
2025 Average HH Income	\$43,100	\$41,500	\$48,500



**Tenants:**



**CONTACT**

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**Nacogdoches Marketplace II  
Shopping Center  
Nacogdoches, Texas**



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## Nacogdoches Marketplace II Shopping Center

Nacogdoches, Texas



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**Nacogdoches Marketplace II  
Shopping Center**

**NOW LEASING!**

Web Address: [merritt-capital.com](http://merritt-capital.com)

**BUILDING SIZE:**

84,061 sf

**RATE:**

\$16-18 per square foot (in line spaces)

\$7-8 per square foot (anchor space)

**EXPENSES:**

Taxes: \$ 4.14

Insurance: \$ 0.90

CAM: \$ 3.10

Triple Nets: \$8.14 per square foot

**AVAILABLE SPACES:**

Suite 109 – 3,200 sf

Suite 107B – 2,200 sf



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## Nacogdoches Marketplace II Shopping Center Nacogdoches, Texas



VACANT -Suite 107B  
2,200 SF

← AVAILABLE



VACANT  
Suite 109  
3,200 SF

← AVAILABLE

Pro Nail

Urgent Doc  
Urgent Care Clinic



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