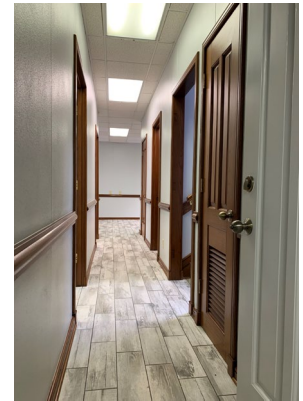


SPACE FEATURES:

- 2,175 SF 2-Story Building with Great North University Drive Frontage
- New 2" Topcoat on Asphalt Parking Surrounding Building
- Interior Freshly Painted with All New Flooring (Porcelain and Wood Look Luxury Vinyl Tile)
- Executive Suites with Gross Rent Structure which Includes all Expenses Other than Connectivity



BUILDING:

Approximately 2,175 SF

MONTHLY RENTAL RATES:

FIRST FLOOR

Suite 101 (102 SF): LEASED

Suite 102 (108 SF): LEASED

Suite 103A (150 SF): LEASED

Suite 103B (150 SF): \$400.00/MTH

Available within 30 Days

SECOND FLOOR

Suite 200 (277 SF): LEASED

Suite 202 (203 SF): \$450.00/MTH

Suite 204 (150 SF): LEASED

Suite 206 (201 SF): LEASED

Rates inclusive of base rent, pro rata share of property taxes, building insurance, CAM and all utilities other than connectivity

PROPERTY HIGHLIGHTS

- + Zoned B-2 General Business
- + Corner Lot with ~95 Feet of Frontage along North University Drive and ~77 Feet of Frontage on Tanglewood Drive
- + 15,000+ VPD on North University Drive Property
- + Just Over 0.5 Miles South of the North University Drive Walmart and 1 mile from the Southern Border to the Stephen F Austin State University Campus

FOR MORE INFORMATION PLEASE CONTACT:

Jonathan Dunn
713-319-4467
jdunn@cpre.com

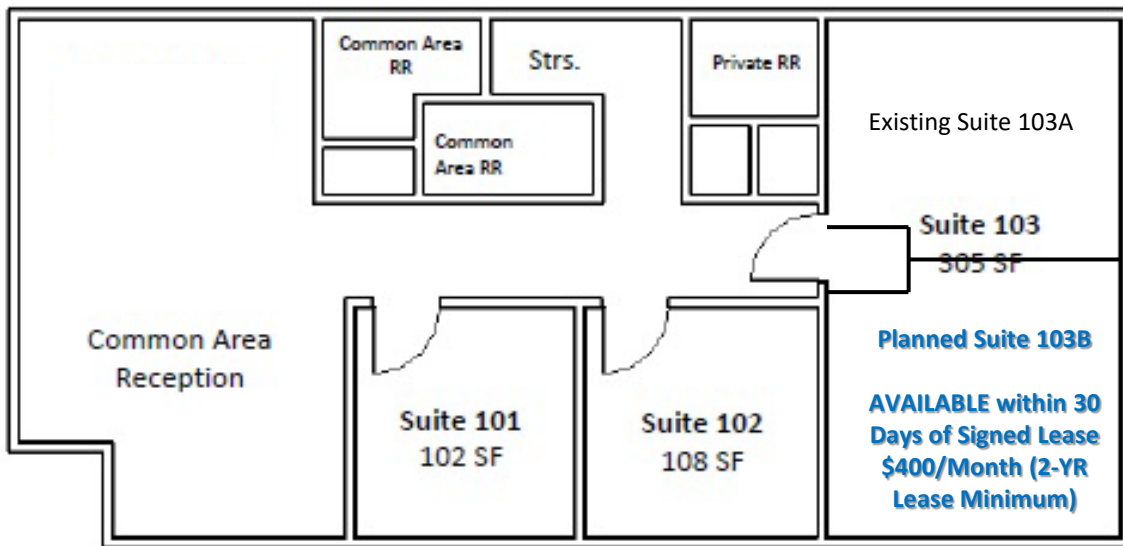
CPRE Commercial

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

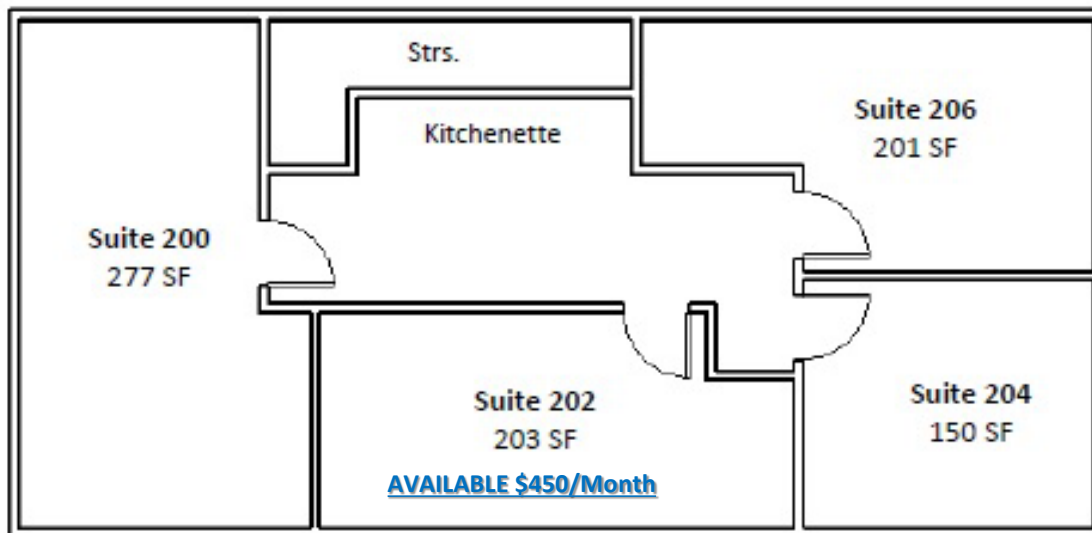
www.commercial.cpre.com/properties-sale.php

2024 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

First Floor



Second Floor



FOR LEASE

338 North University Drive – Nacogdoches, TX

CPRE
COMMERCIAL



2024 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.