



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Stemmons Frontage</b>		
<b>LOCATION:</b>	103 S Stemmons, Sanger, TX		
<b>POTENTIAL USE:</b>	Commercial   Retail   Office		
<b>AVAILABILITY:</b>	<u> +/- 1,920 RSF</u> – Reception, clerical work area, restrooms, break area, six (6) offices, storage closet, and exterior storage.		
<b>UTILITIES:</b>	Tenants Expense – All existing to the site		
<b>SIGNAGE:</b>	Building façade & Monument		
<b>PARKING:</b>	+/- 0.76 Acres total - Private Parking Lot		
<b>RATE:</b>	\$13.00 / SF / Yr + \$6.89 NNN		
<b>TERMS:</b>	Negotiable		
<b>TI:</b>	Negotiable		
<b>COMMENTS:</b>	Former RV sales facility on +/- 0.76 AC with 1,920 SF of office. Office building has 6 private offices, reception area, and break room. Prime exposure on the Interstate in Sanger. High Car Traffic to and from I35 East / High Visibility / High Demand Area.		
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