



For more information:

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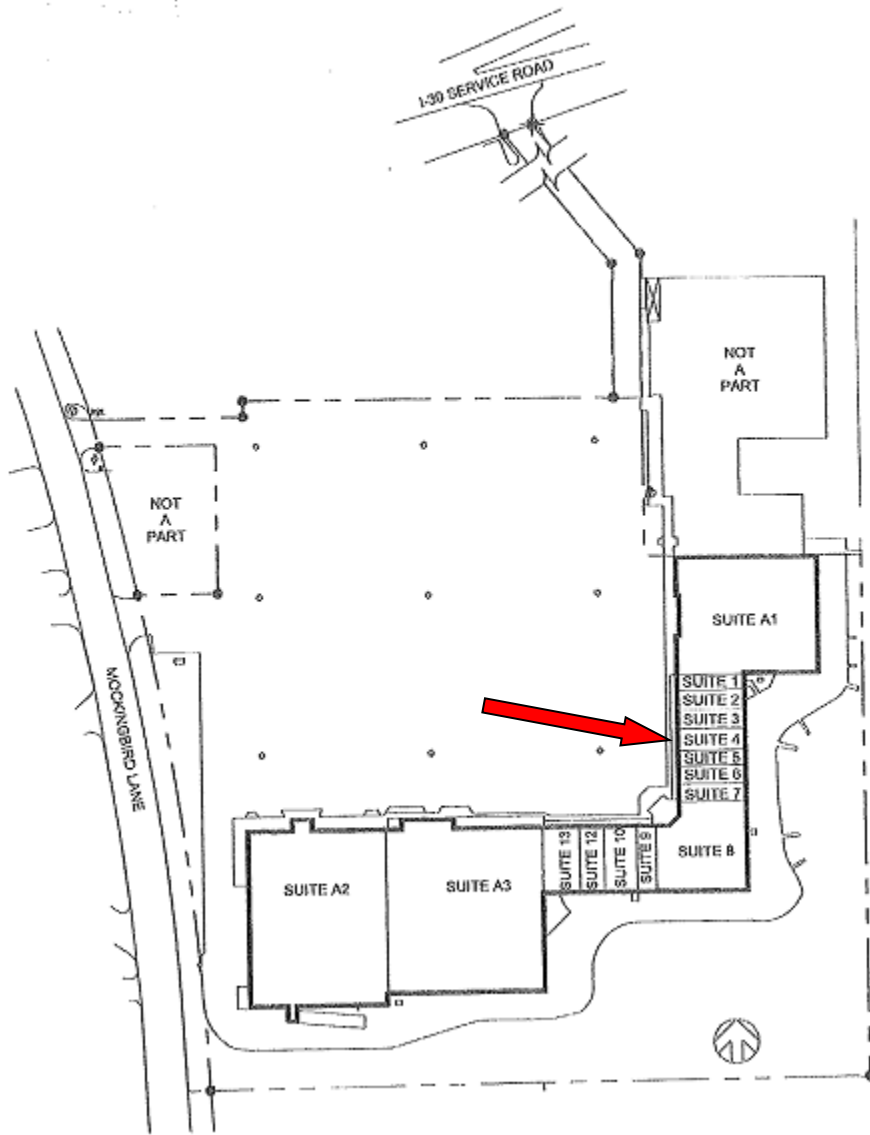
- Ample Parking
- High visibility
- Easy Ingress and Egress

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Beer Wells Real Estate Services- East
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P. O. Box 3449
Longview, Texas 75606
www.beerwellseasttexas.com

PROPERTY INFORMATION

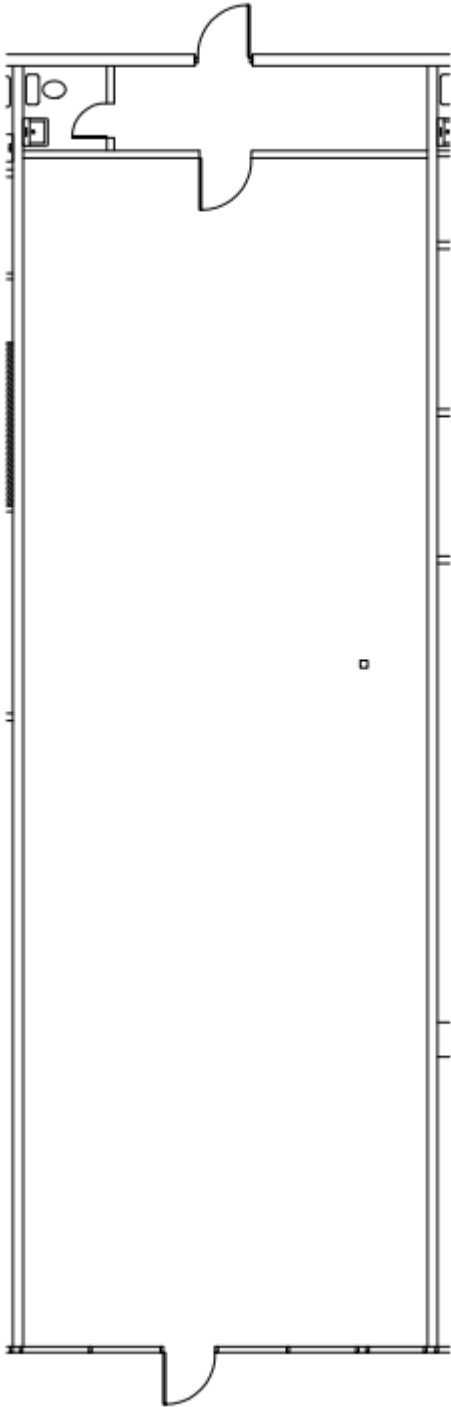
Location:	1401 Mockingbird Lane, Sulphur Springs, Texas
Square Footage Available:	Suite 4 - Approximately 1,794 SF
General Access:	Interstate 30 Mockingbird Lane
Anchors:	Harbor Freight Texas Hibbett Aaron's Rents
Amenities:	High visibility, easy ingress and egress, excellent signage.
Zoning:	Commercial

SITE PLAN



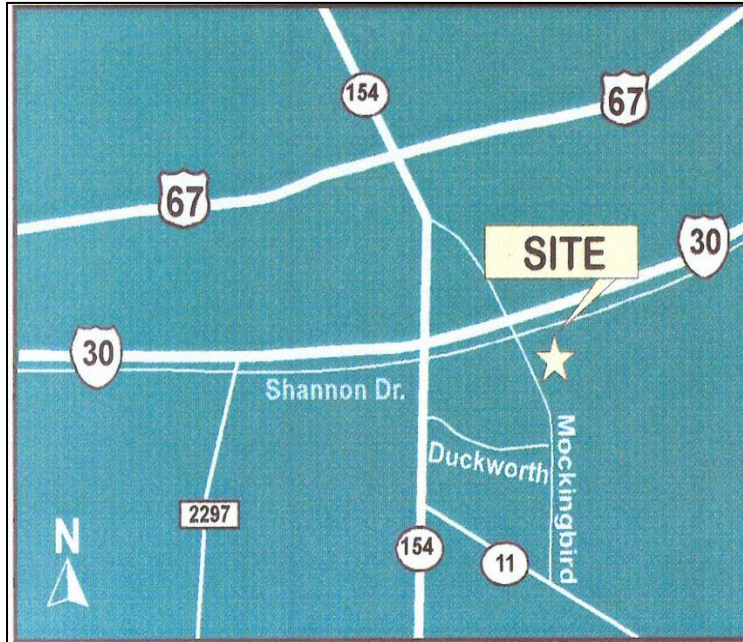
FLOOR PLAN

(Actual layout may vary)



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MAP



TRAFFIC COUNTS



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