

FOR LEASE

1023 North University Dr - Nacogdoches, TX

CPRE
COMMERCIAL

SPACE FEATURES:

- Second Generation Retail Strip Center with Multiple Storefronts Available
- Situated on Dense Commercial HUB of North University Drive Directly Across from Walmart Neighborhood Market
- Great Building Fascia and Monument Signage Opportunities
- Private Restroom in each Retail Suite
- Above Average Parking Ratios make for Improved Access



FOR MORE INFORMATION

PLEASE CONTACT:

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[www.commercial.cpre.com/
properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

**SECOND GENERATION
RETAIL SPACES AVAILABLE:**

Suite 1: 1,430 SF
Suite 2: 1,430 SF
Suites 3/4 Combination:
2,860 SF

AVAILABILITY:
Immediate

TERM:
Negotiable

NET RENT:
\$15.00/SF/YR

**2026 Estimated NNNs and
Common Water Utility:**
\$6.00/SF/YR

PROPERTY HIGHLIGHTS

- + On High Traffic North University Dr Corridor Across from Walmart Neighborhood Market and New Retail Development Including Stanton Optical retail strip and Sud Daddee'z Car Wash
- + Excellent Building Fascia and Monument Signage Opportunity
- + Parking Front, Side and Rear
- + ~21,660 VPD at Intersection Fronting Property

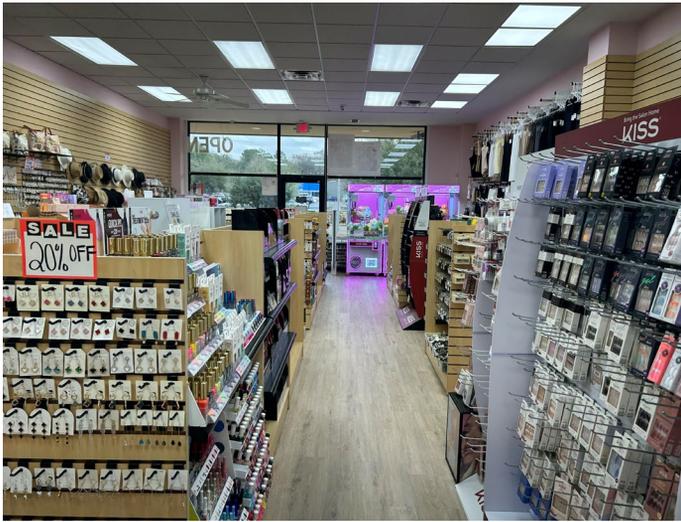
PARKING:
5.6 spaces/1,000 SF

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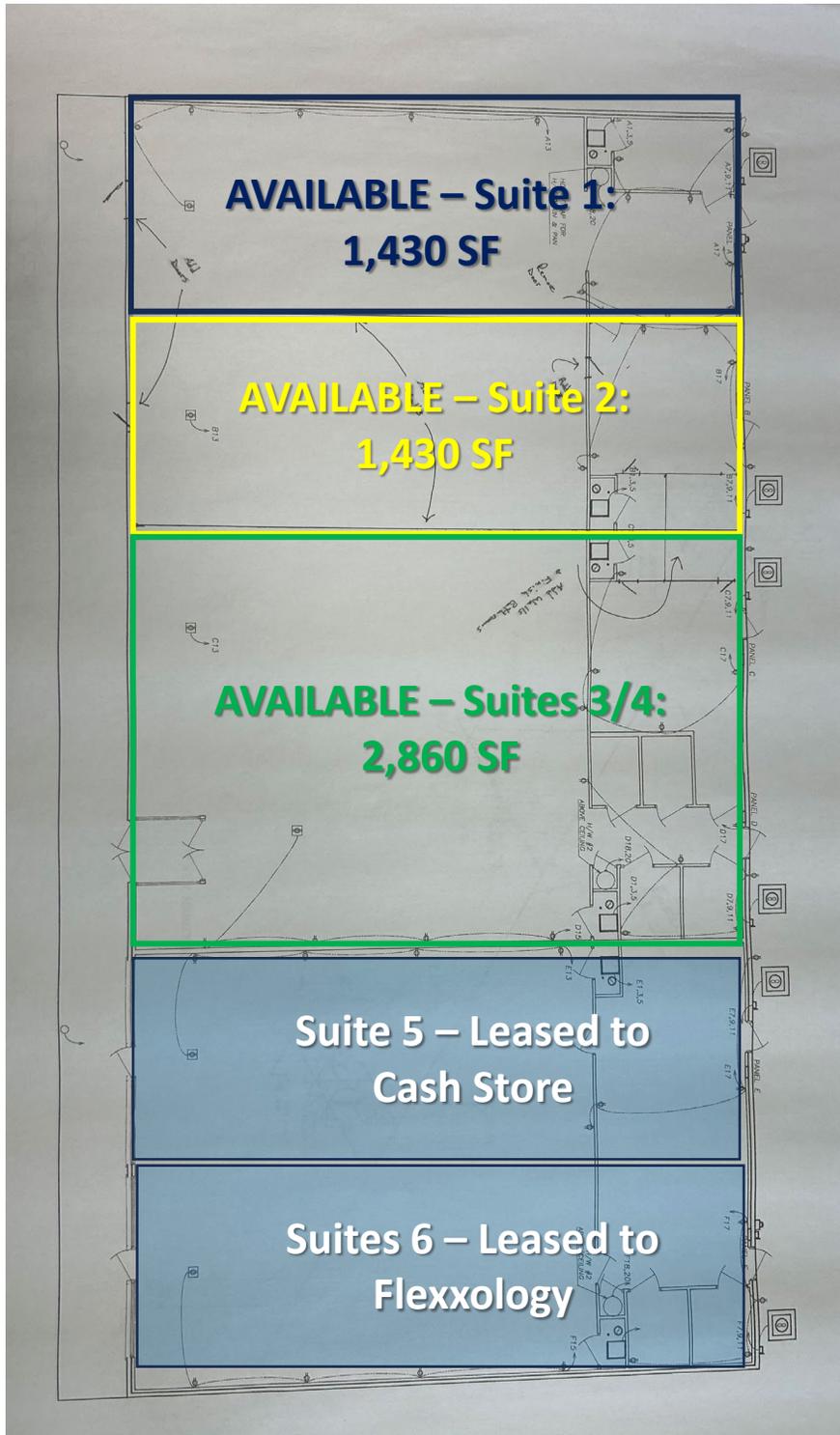
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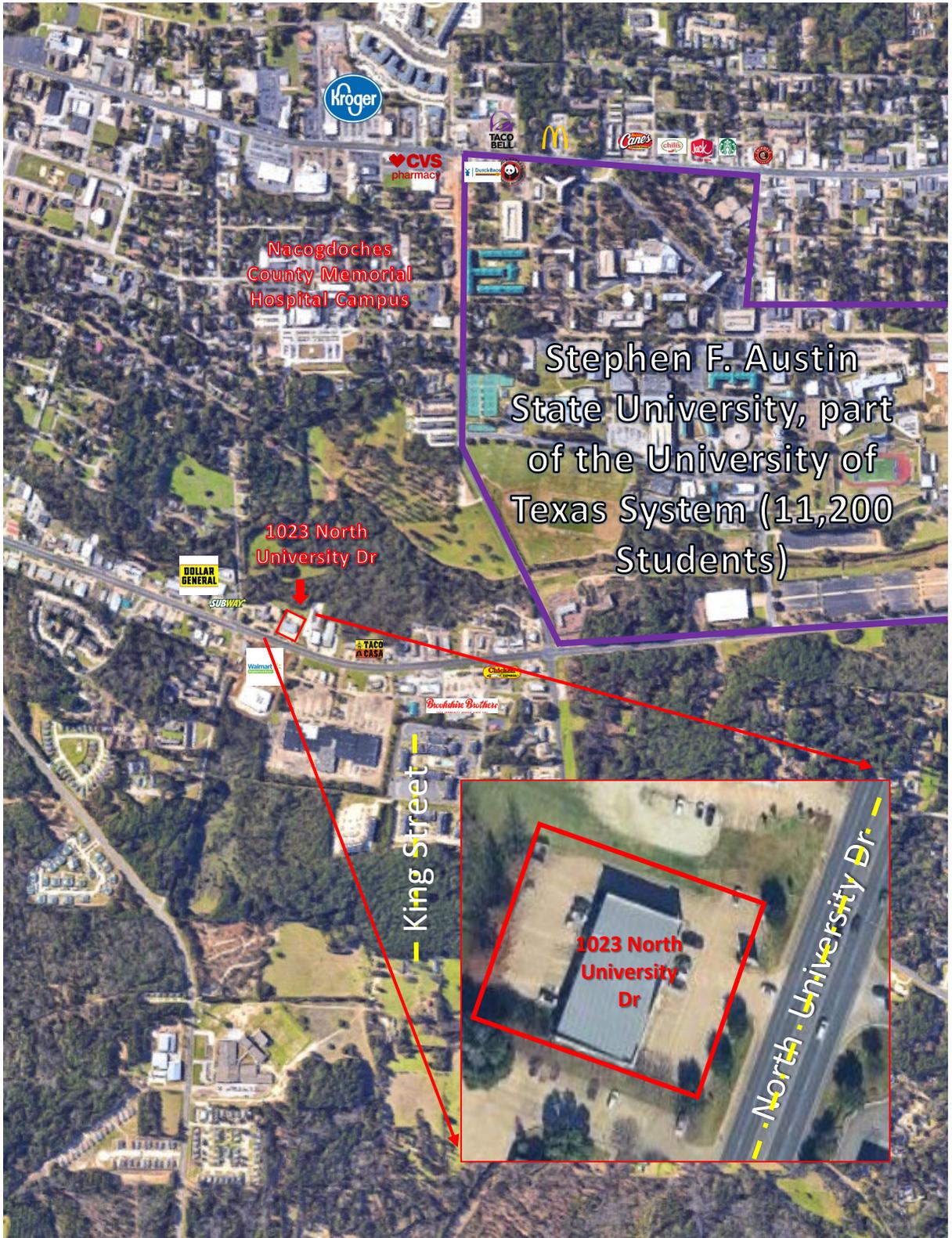
As-Built Floor Plan



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