

**STEVE GRANT  
REAL ESTATE**

# CHANDLER'S NEWEST RETAIL/OFFICE CENTER

## FACTS AND FEATURES:

Unit #B Approximately  
1,333 sq. ft..

Unit is move-in ready, and  
furniture can stay. It is a  
professional office with a  
conference room, multiple  
offices and a break area.

Property is currently zoned  
BD-1 (Local Business  
District) per the City of  
Chandler Zoning Code

## LEASE TERMS:

\$28.00 psf. NNN Lease and  
CAM

5 Year Minimum with  
Option to Renew

Common Area Maintenance  
(CAM) - \$5.58 psf per year

## Estimated Monthly Payment

\$3110.33 Base Rent

\$ 620.00 NNN & CAM

\$3,730.33 Total Monthly  
Expense

## UTILITIES AVAILABLE:

Electric—Oncor

Water & Sewer—City of  
Chandler

Gas—Atmos Energy

Telephone—Centurylink

Cable/Internet-Suddenlink

## LOCATION:

From Athens, take State  
Highway 31 East to  
Chandler. Property is on  
the right just before  
Brookshires and  
McDonalds and next door  
to Sonic.



# 522 B STATE HWY 31 EAST CHANDLER, TEXAS 75758

Located in the heart of Chandler, Texas

**Offered Exclusively By:**

**STEVE GRANT REAL ESTATE LLC**

**Steve Grant, Listing Broker**

**PO Box 350 / 406 East Corsicana Street**

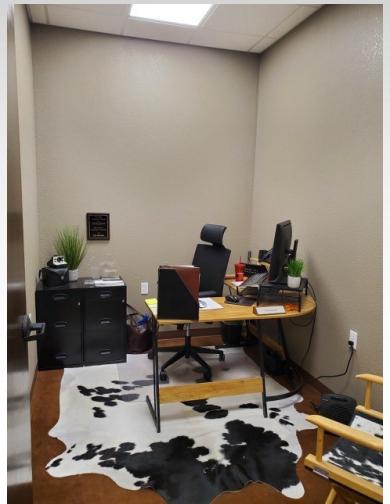
**Athens, Texas 75751**

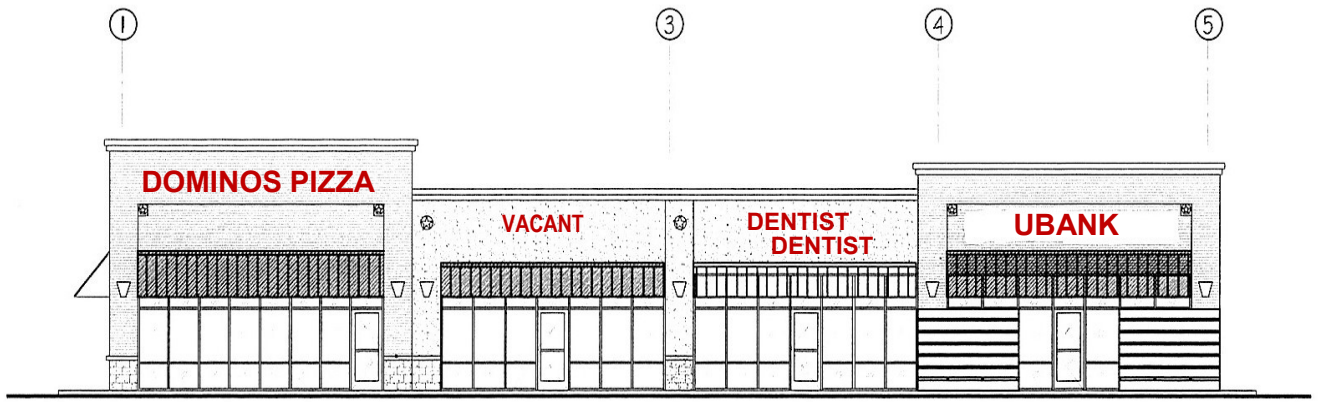
**(903)675-3503, Office / (903)677-7825, Cell**

**Email - [SteveGrant@SteveGrant.com](mailto:SteveGrant@SteveGrant.com)**

**Website - [www.SteveGrant.com](http://www.SteveGrant.com)**

**\*\*Note: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.**





FRONT ELEVATION 2

SCALE: 1/16" = 1'-0"





STATE HIGHWAY 31  
(VARIABLE R.O.W.)

N 70° 36' 44" E 137.15'  
NEW APPROACH PER TxDOT DETAIL

EX. APPROACH TO BE REMOVED EX. APPROACH TO BE REMOVED

N 70° 33' 44" E 99.96'

N 56° 26' 44" E 101.81'

20 FT BLDG LINE

20 FT BLDG LINE

20 FT WATERLINE ESMT.

DRAINAGE CHANNEL CL.

UBANK  
DENTIST  
VACANT  
DOMINOS

15 FT BLDG LINE

N 18° 14' 16" W 147.40'

S 88° 55' 44" W 128.00'

S 89° 18' 44" W 100.00'

S 18° 36' 16" E 416.19'

DRIVE LAYOUT COORDINATES

	NORTH	EAST
1	390.194	622.327
2	399.011	813.294
3	395.597	687.788
4	374.411	879.826
5	428.412	878.881
6	421.429	700.886
7	438.087	712.135
8	437.329	714.314
9	457.889	699.599
10	448.734	701.403
11	496.535	734.154
12	599.017	703.255
13	599.017	728.280
14	599.011	728.280

2. EXISTING 60" CORRUGATED PLASTIC PIPES

N 03° 35' 16" W 125.00'

APPROACH DETAIL R20 FT

ASPHALT PAVEMENT

OLD TYLER ROAD (VARIABLE R.O.W.)

S 89° 21' 44" W 159.35'

ASPHALT PAVEMENT

APPROX. LIMIT OF FLOOD ZONE - FIRM 48713C21226 Rev April 6, 2010

20 FT WATERLINE ESMT.

FOR PERMIT

C-1

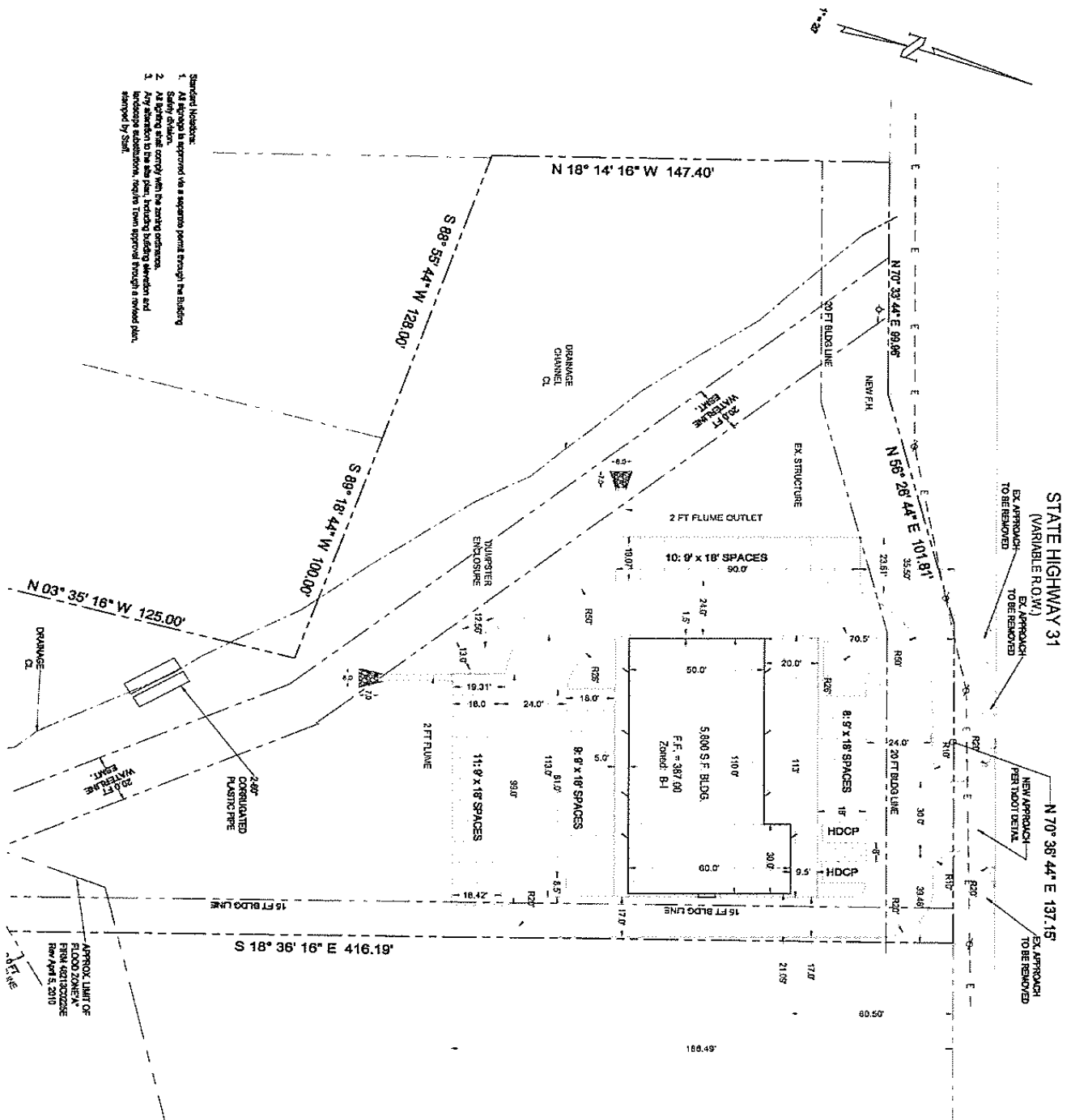
DATE	BY	REVISION

**DRIVEWAY PLAN**  
**GROUP TEN TEN DEVELOPMENT**  
516 State Hwy 31 W  
Chandler, Texas 75758

**EZZELL & ASSOCIATES**  
FIRM REG. NO. F-4775  
1701 ITCHFIELD 972.768.0781  
FLOWER MOUND, TEXAS 75022



- Standard Notes:
1. All approvals are required via a separate permit through the Building Safety Division.
  2. All lighting shall comply with the zoning ordinance.
  3. Any alterations to the site plan, including building footprint and landscape substitution, requires Town approval through a revised plan, stamped by SSM.



**PARKING TABULATION**

BUILDING SQ. FT. = 5,800 S.F.
1,800 S.F. RESTAURANT @ 1/100 S.F. = 18
4,000 S.F. RETAIL @ 1/200 S.F. = 20 SPACES
<b>PARKING SPACES PROVIDED</b>
MINIMUM: 27
TOTAL: 27

APPROX. LIMIT OF FLOOD ZONE X PER APRIL 5, 2010

FOR PERMIT

C-1

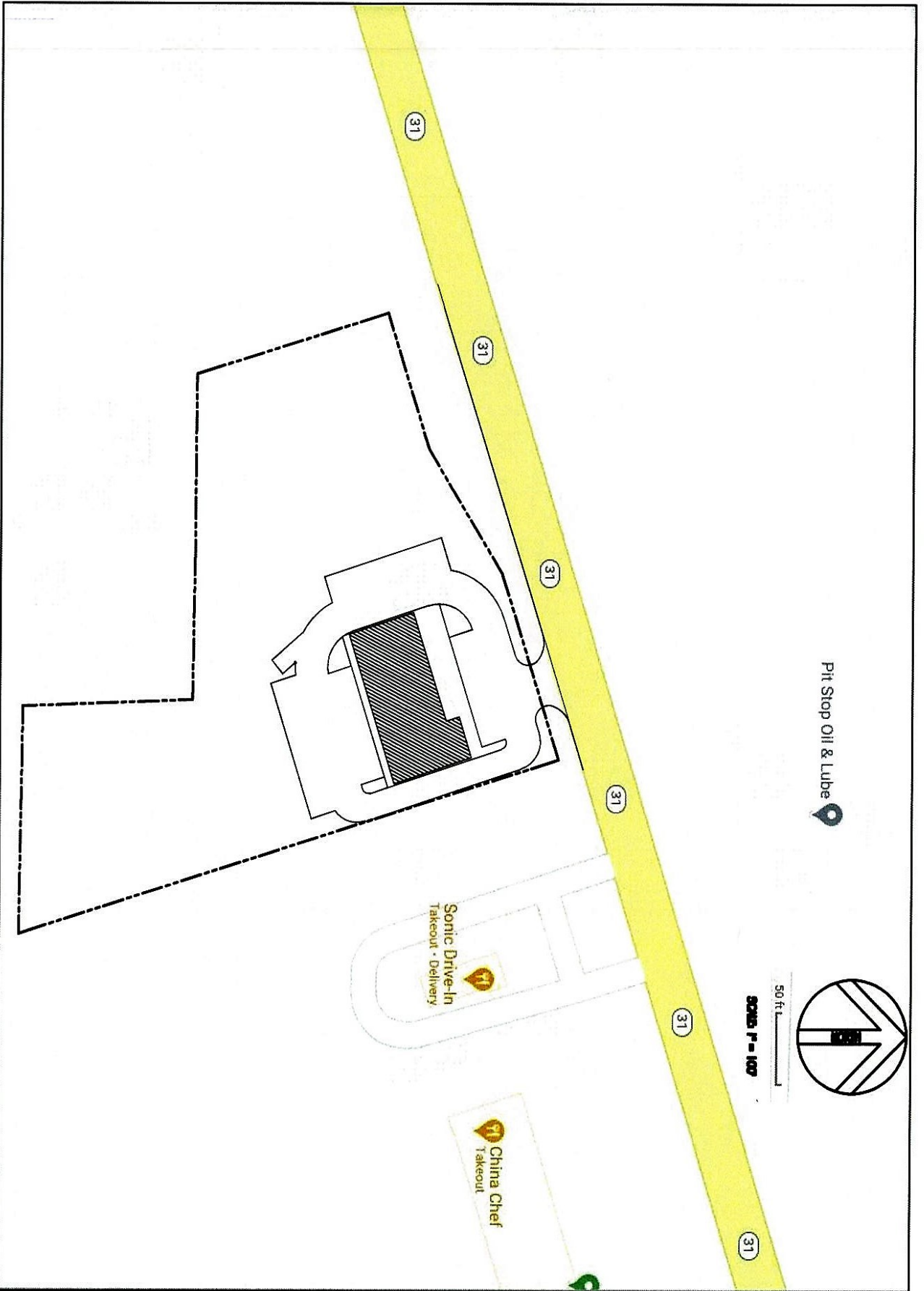
DATE	2010
BY	[Signature]
PROJECT	GROUP TEN TEN DEVELOPMENT

**SITE PLAN**  
**GROUP TEN TEN DEVELOPMENT**  
 516 State Hwy 31 W  
 Chandler, Texas 75758

**ROBERT T. CHANG**  
 ARCHITECTS, INC.  
 5834 WINDMILL LANE  
 DALLAS, TEXAS 75252

**EZZELL & ASSOCIATES**  
 FIRM REG. NO. F-4775  
 1701 HITCHFIELD 972.788.8781  
 FLOWER MOUND, TEXAS 75022





# AREA MAP



SHARWOOD DR

SOZELAND CIR

KIDD DR

**BROOKSHIRES**

Brookshires

Brookshire's Fuel Center

KIDD DR

Bellevue

Kidd Jones

**MCDONALDS**

**FAMILY DOLLAR**

Family Dollar  
General Auto Parts

**TACO BELL**

Taco Bell

**SONIC**

Sonic

**SUBJECT**

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

OLD TYLER RD

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