



Darrington Park

287 S Darrington Rd, Horizon City, TX 79928



Lee Mullen

Lee Mullen

1436 Hudspeth Dr, Carrollton, TX 75010

LeeMullenHorizon@gmail.com

(915) 490-3387



Darrington Park

\$21.00 /SF/YR

2400sf End cap plus adjacent 1200 sf space.
 Ideal for Meat Market, Restaurant, Office, Medical Clinics or Retail
 26,000+ vpd traffic count at Kenazo intersection.

Affordable rent and NNN charges. Secure your location now.
 Circle K proposed at Kenazo intersection.
 Apartments are being considered for the vacant land fronting Darrington Road to the East...

- Attractive design, Affordable Lease Rate, Heavy Afternoon Traffic.



Rental Rate:	\$21.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	6
Center Properties:	1
Frontage:	327' on Darrington
Gross Leasable Area:	9,600 SF
Walk Score ®:	41 (Car-Dependent)
Rental Rate Mo:	\$1.75 /SF/MO

1st Floor Ste 1

Space Available	2,400 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	3,600 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

2400 sf end cap with adjacent 1200 sf unit provides 3600 sf of prime space fronting Darrington Road. Horizon City continues expanding to the South making this location a prime spot in the near future. Apartment zoning is being considered for the 7 acre tract across the street.

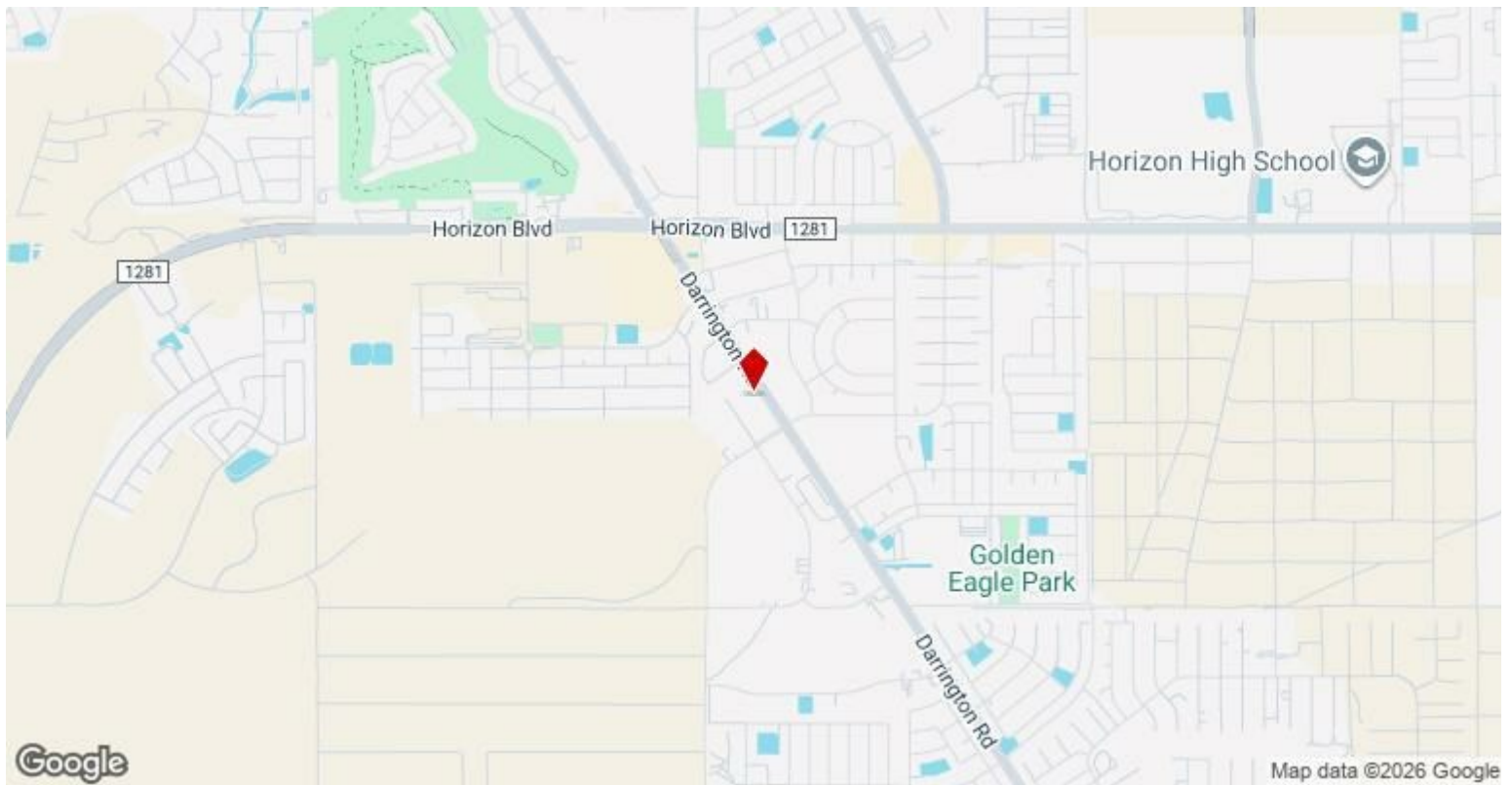
1st Floor Ste 2

Space Available	1,200 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	3,600 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

End cap with 2400 to 3600 sf. Ideal location for meat market/grocery, restaurant, retail or office. Circle K coming to the Kenazo intersection. Property fronting center across Darrington Road is being rezoned for apartments. Excellent traffic flow along Darrington Rd with 26,000 vehicles per day at Kenazo. Located just south of Walmart Super Center, Murphy Gas, and numerous national franchises at the Horizon intersection. Ace Hardware, Dollar General, Family Dollar and AutoZone located further south. Affordable lease rates and NNN charges. Individually owned & managed.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
H Town Barber	-	
New Horizon Home School	-	
U Doggie Pet Grooming	-	



287 S Darrington Rd, Horizon City, TX 79928

2400sf End cap plus adjacent 1200 sf space.
Ideal for Meat Market, Restaurant, Office, Medical Clinics or Retail
26,000+ vpd traffic count at Kenazo intersection.

Affordable rent and NNN charges. Secure your location now.
Circle K proposed at Kenazo intersection.
Apartments are being considered for the vacant land fronting Darrington Road to the East

Property Photos



Property Photos



Property Photos



Pylon Sign



Walmart Traffic 2

Property Photos



Floor plan of a six-story building showing Mercantile Spaces 1 through 6, each with a specific area in square feet. The plan includes fire-rated walls, fire extinguishers (F.E.), and various room layouts with furniture and fixtures. The building is divided into sections by vertical and horizontal walls, with fire-rated walls specifically labeled. The spaces are arranged in a row, with Mercantile Space 1 being the largest at 2,400 sq. ft. and the others ranging from 1,200 to 2,400 sq. ft. The plan also shows restrooms, storage areas, and other functional spaces within each mercantile area.

- MERCANTILE SPACE-1**: 2,400 SQ. FT.
- MERCANTILE SPACE-2**: 1,200 SQ. FT.
- MERCANTILE SPACE-3**: 1,200 SQ. FT.
- MERCANTILE SPACE-4**: 1,200 SQ. FT.
- MERCANTILE SPACE-5**: 1,200 SQ. FT.
- MERCANTILE SPACE-6**: 2,400 SQ. FT.

Other features include fire-rated walls (1 HR. FIRE RATED WALL), fire extinguishers (F.E.), and various room layouts with furniture and fixtures. The plan also shows restrooms, storage areas, and other functional spaces within each mercantile area.