

FOR LEASE

25,000 Sqft RETAIL ANCHOR
600 Yards from Super *Wal-Mart*



LAKE JUNE-HICKORY TREE PLAZA
11903 Lake June Rd., Balch Springs, Tx 75180

- **Anchored by Dollar General.**
- **1/2 miles from (635) LBJ FWY.**
- **25,000 sqft Available.**
- **Ideal location for Grocery Stores, Beer & Wine Stores.**
- **Good signage.**
- **Traffic light intersection.**
- **Rent Rate: \$10-\$18/sqft.**



**BROKER
COOPERATED**



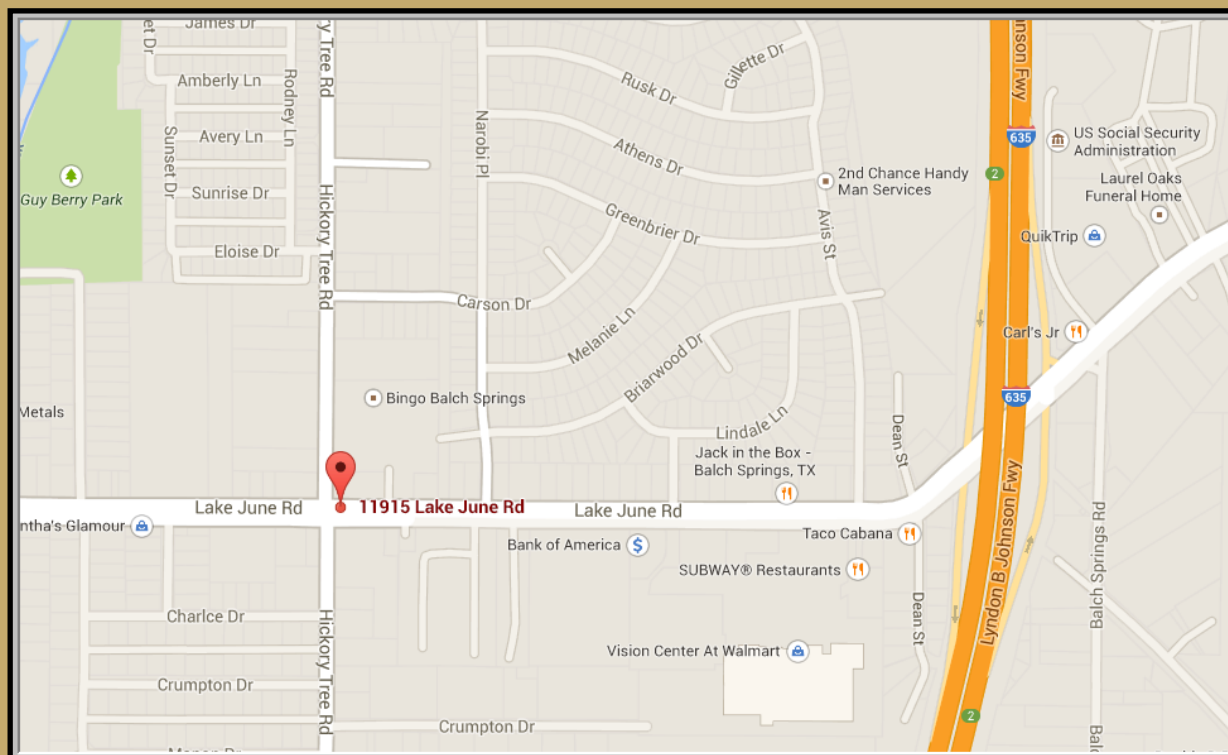
Tan B. Le
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11903 Lake June Rd locates about 550 Yards from Super Walmart -Area is under a major development – Many National Tenants East of 11903 Lake June – New constructions started east of properties and move toward the Center

OUTSIDE PHOTOS
11903 LAKE JUNE RD,
BALCH SPRINGS, TEXAS 75180

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**INSIDE 25,000 SQFT
VACANT ANCHOR
SPACE
CEILING HEIGHT: 24 FT**

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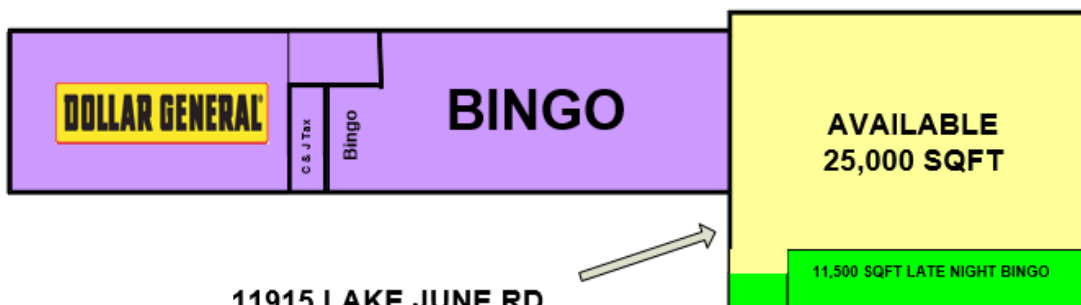




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11903 LAKE JUNE RD,
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HICKORY TREE RD



11915 LAKE JUNE RD,
Appx. 25,000 sqft

LAKE JUNE HICKORY TREE PLAZA
11903 Lake June Rd.
Balch Springs, Tx 75180

SITE PLAN

CHURCH'S
FRIED
CHICKEN
(NOT PART)

Vacant Kiosk
(NOT PART)

TEXAS ICE
EXPRESS

11915 #A
BALCH SPRINGS
NAIL

11915 #B
HAIR SALON

CIGARRETTE'S
N' MORE

PAULA
SUE'S
DINER

DMP SPORT BAR

QWIK WASH

CHINESE
REST.
(NOT PART)

LAKE JUNE RD.



**MAP NOT TO
SCALE**

SUPER WAL*MART
600 Yards to EAST



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**OUTSIDE PHOTOS
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BALCH SPRINGS, TEXAS 75180**



**LOOKING NORTH- DOLLAR
GENERAL
PHOTO TAKEN: JULY 4, 2011**



**LOOKING EAST
MAIN BUILDING
PHOTO TAKEN: JULY 4, 2011**



**LOOKING EAST
EAST WING
PHOTO TAKEN: JULY 4, 2011**