

STONEGATE PLAZA

GREAT LOCATION ALONG I-27

SPACE FOR LEASE



Space # 1127
North side
of the building

06/03/2024

06/03/2024

1101 – 1127 N. I-27
(Between US Hwy 70 & TX 194)
PLAINVIEW, TX 79072

3009 OLTON ROAD, PLAINVIEW, TX 79072
(806) 293-4413

**Roberts
& Wilkins**
REALTORS®

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Contact: David Kopp
CELL: 806.729.4878
david@robertswilkins.com

Property Overview

Property Address:	STONEGATE PLAZA 1101 – 1127 N. I-27, Plainview, Texas
Property Type:	Multi-tenant (retail/office). Approx 12,000 SF.
Site attributes:	High profile. Great location & visibility. Well positioned in market
Signage:	Large pylon.
Access & Parking:	Side street off of I-27 service road. Cross-access with adjoining retail center. Ample off-street parking.
Utilities:	Tenant pays for -- Electric, Gas, Water-Sewer-Trash
Current Tenants:	GoodFella's (restaurant), T-Mobile, Smoke Scene
Zoning:	GC - General Commercial
Potential Uses:	Retail, General office, Medical, Dental and more. Refer to zoning code.
Location Description:	<ul style="list-style-type: none"> I-27 Service Road (West side) Along service road between US Hwy 70 & TX 194.
Area Property Types:	Walmart SC. Large & small retail, restaurants, offices, hotels, fuel, apartments, senior care.
<ul style="list-style-type: none"> Space Available Vacant (currently leased) 	<ul style="list-style-type: none"> +/- 1,460 SF Space #1127 (north side of the building) Available November 1, 2024 -- possibly sooner
<ul style="list-style-type: none"> Base Rent: 	<ul style="list-style-type: none"> \$1,825/month (\$15/sf) Rent quoted with space "As Is"
<ul style="list-style-type: none"> PLUS ... NNN 	<ul style="list-style-type: none"> Approx \$3.75/sf (subject to adjustment)
<ul style="list-style-type: none"> Primary Term 	<ul style="list-style-type: none"> 5 years

Overview

**+/- 1,460 SF at this High Profile property Fronting on I-27
(Vacant but leased – Available November 1, 2024 -- possibly sooner)
Awesome visibility. Ample parking. Large pylon sign.**

**Mostly open space. 2 restrooms.
Originally a sandwich shop years ago. Since then, leased for retail and office.
There is NO existing grease trap.
Front area could be enlarged by removing the partial height wall.**

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June 2024

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Aerial Photos (Google Earth)



TX 194 (aka Dimmit Hwy)

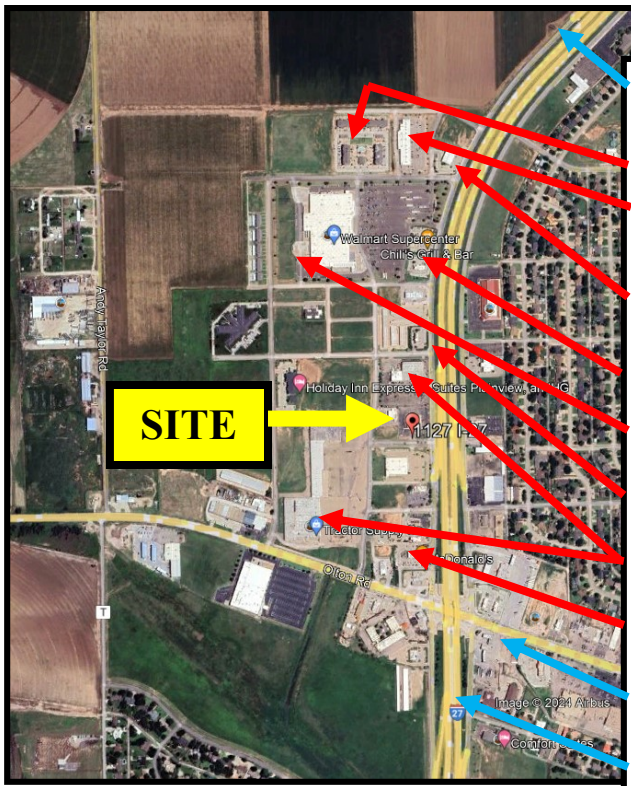
I-27

I-27 southbound off-ramp

SITE (Stonegate Plaza)

US Hwy 70

SITE



I-27 off-ramp

Stonebridge Apartments

Plainview SC

Plainview Commons SC

Chili's / Wendy's

Walmart Super Center

Tea2Go

Stonegate SC

Fast food & Fuel

US Hwy 70

I-27

SITE

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