



ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

New finish-out Space For Lease

1,900 +/- Sq. Ft. Retail/Office Space



Property Information:

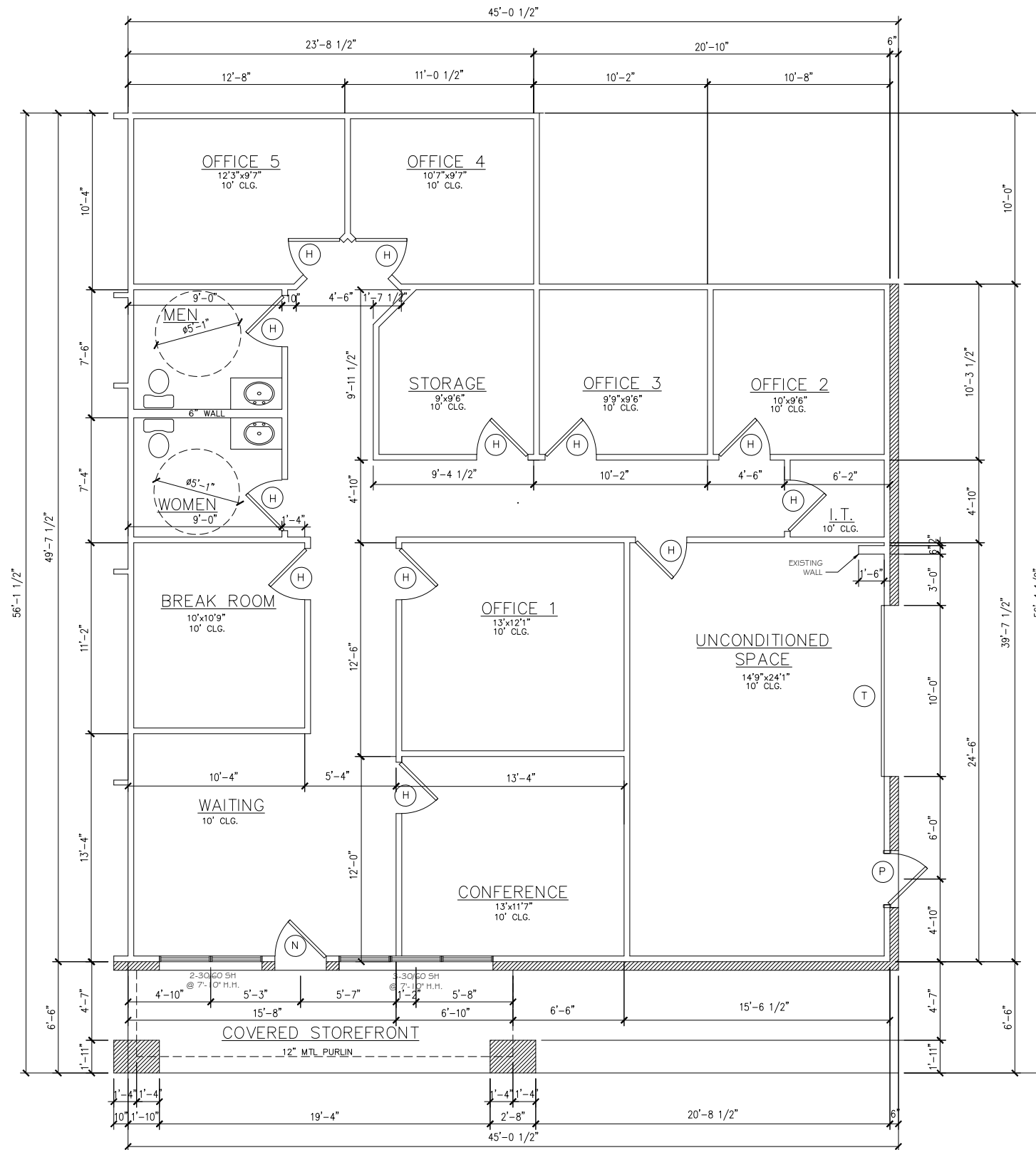
- Office/Retail space available—approx. 1,900 +/- Sq. Ft. available
- 1011 Hwy 77, Waxahachie, TX 75165
- Located behind Dickey's BB-Q on Hwy 77
- Building renovated in 2009—great for medical /office /retail
- 1,900 sf blank space
- asking \$20.00 NNN lease rate + \$3.00 Nets + \$50 CAM / mo or roughly **\$3,700/mo + utilities**



Aaron Stalberger

Broker - VP of Operations
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DOOR SCHEDULE		
DOOR MARK		REMARKS
	7'-0"	
Ⓐ	16/70	INT.
Ⓑ	20/70	INT.
Ⓒ	20/70	INT. DBL.
Ⓓ	26/70	INT.
Ⓔ	24/70	INT.
Ⓕ	28/70	INT.
Ⓖ	10/70	INT.
Ⓗ	30/70	INT.
Ⓙ	30/70	INT. DBL.
Ⓚ	26/70	EXT. FRENCH
Ⓛ	26/70	EXT. DBL.
Ⓜ	28/70	EXT. S.C.
Ⓝ	30/70	EXT. FULL LT.
Ⓟ	30/70	EXT. S.C.
Ⓡ	30/70	EXT. DBL.
Ⓢ	14/70	INT.
Ⓣ	100/70	O.H.
Ⓤ	80/70	O.H.



AREA	SQ. FT.
FIRST FLOOR UNCONDITIONED SPACE	1655
TOTAL COVERED STOREFRONT	2048
WIDTH	45' 0 1/2"
DEPTH	56' 1 1/2"

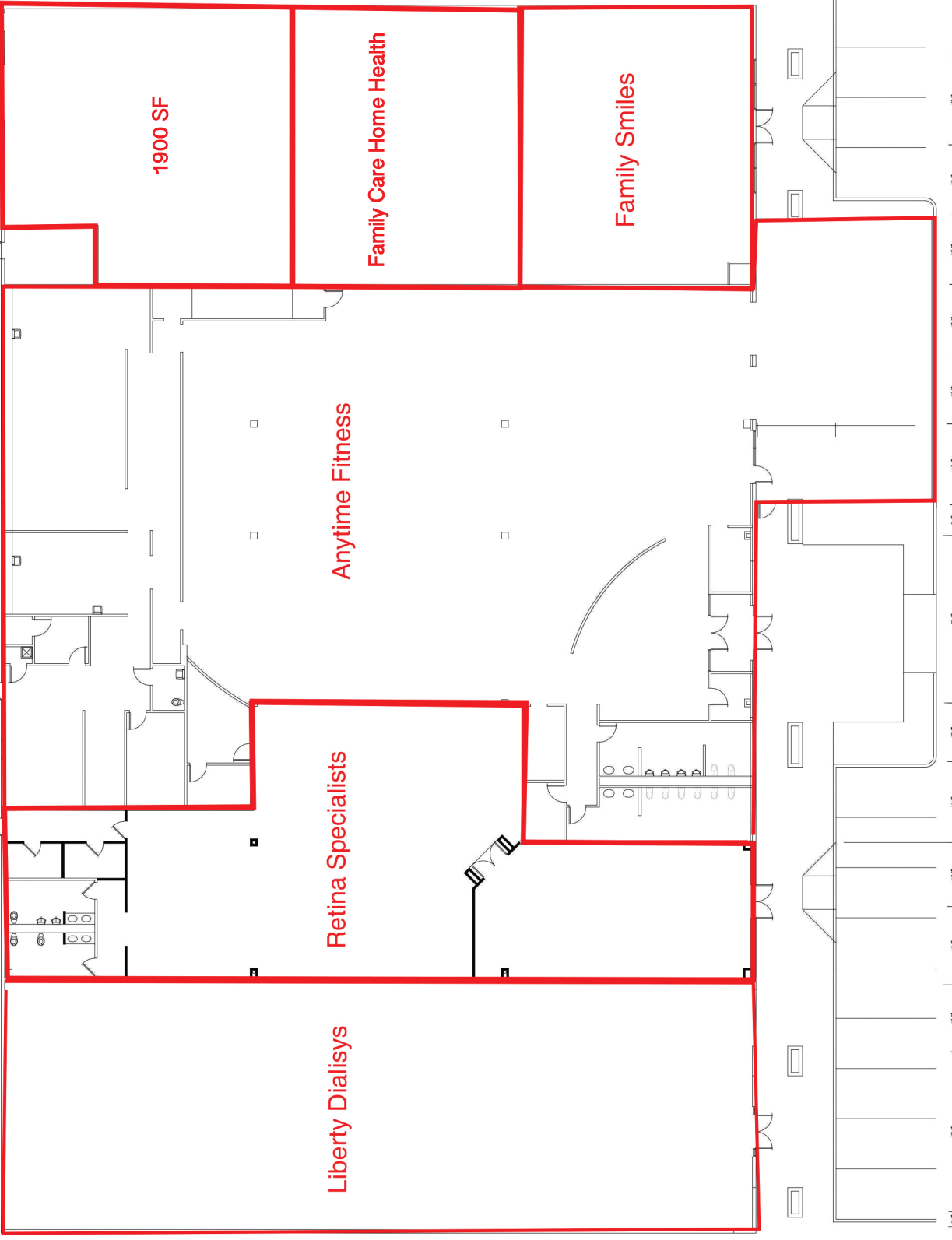
MKG HOMES
WAXHATCHE
COMMERCIAL
PRINTED DATE:
10-25-19 MDS-SE

1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY:
McLaughlin
SCALE: 1/8" = 1'-0" (11x17) SHEET
1/8" = 1'-0" (22x34) SHEET

FLOOR PLAN

PAGE 1



1900 SF

Family Care Home Health

Family Smiles

Anytime Fitness

Retina Specialists

Liberty Dialysis

