

**STEVE GRANT
REAL ESTATE**

CHANDLER'S NEWEST RETAIL/OFFICE CENTER

FACTS AND FEATURES:

Unit #B (Currently Allstate)
Approximately 1,333 sq. ft..

Unit is move-in ready. 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:

\$24.00 psf. NNN Lease and CAM

5 Year Minimum with Option to Renew

Common Area Maintenance (CAM) - \$5.88 psf per year

Estimated Monthly Payment

\$2,666 Base Rent

\$ 653 NNN & CAM

\$3,319 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

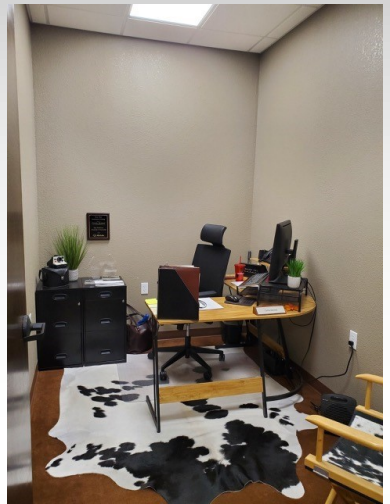
Athens, Texas 75751

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

Email - SteveGrant@SteveGrant.com

Website - www.SteveGrant.com

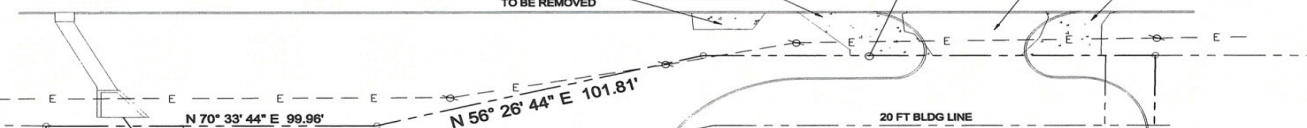
****Note: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal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





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

N 70° 36' 44" E 137.15'



DRIVE LAYOUT COORDINATES

	NORTH	EAST
1	390.194	622.327
2	399.011	813.294
3	395.597	687.788
4	374.411	879.856
5	428.412	878.881
6	421.429	700.886
7	438.087	712.135
8	437.329	714.314
9	457.889	699.589
10	448.734	701.403
11	496.535	734.154
12	559.017	703.255
13	559.017	728.280
14	599.011	728.280

2. EXISTING 60" CORRUGATED PLASTIC PIPES

APPROX. LIMIT OF FLOOD ZONE - FIRM 42513C222E Rev April 6, 2010

APPROACH DETAIL R20 FT

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

ASPHALT PAVEMENT

C-1

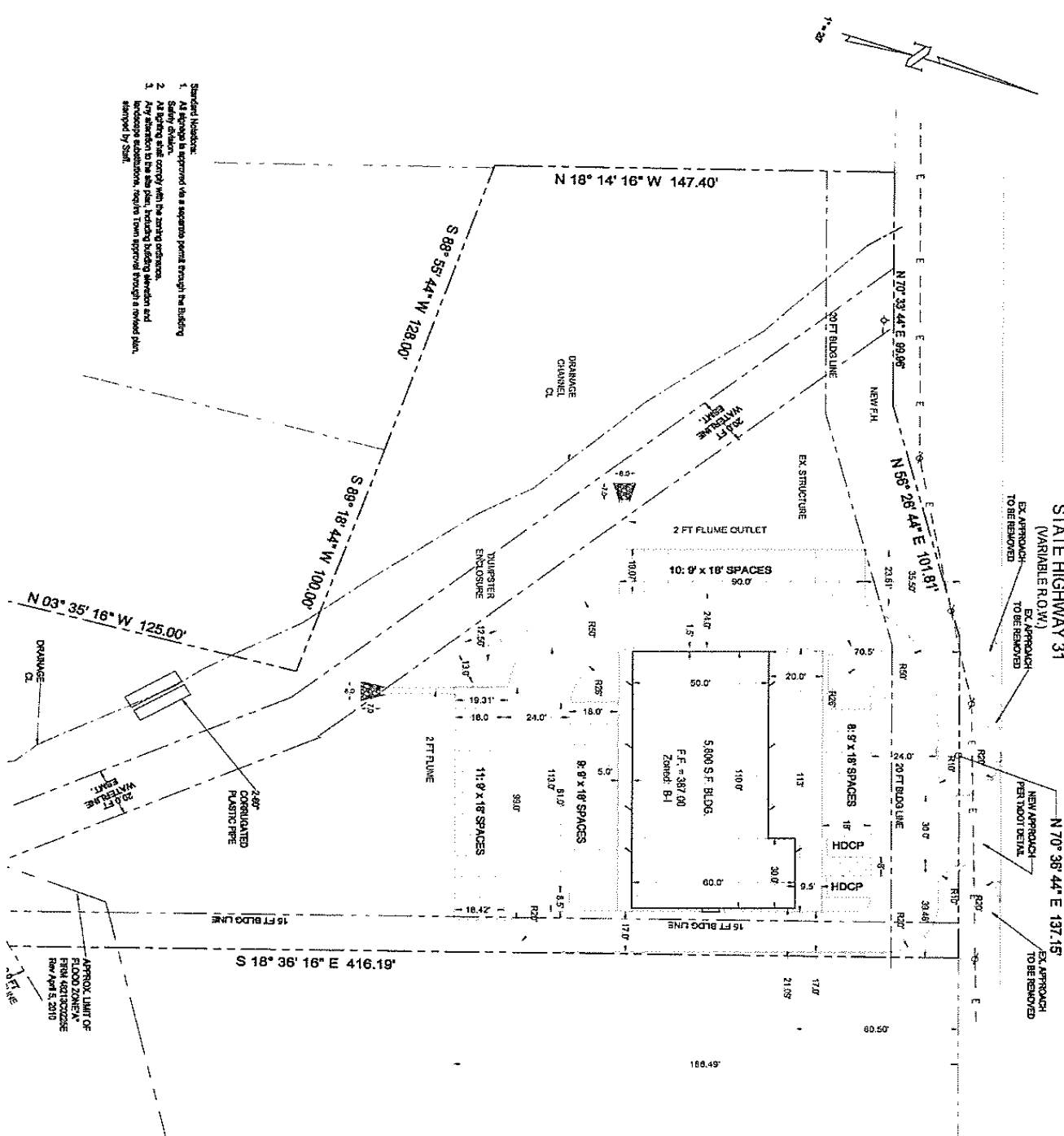
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BY	AVE
REVISION	

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

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



FOR PERMIT



- 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 elevation 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	
PARKING SPACES PROVIDED	38
MINIMUM	37
TOTAL	38

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

FOR PERMIT



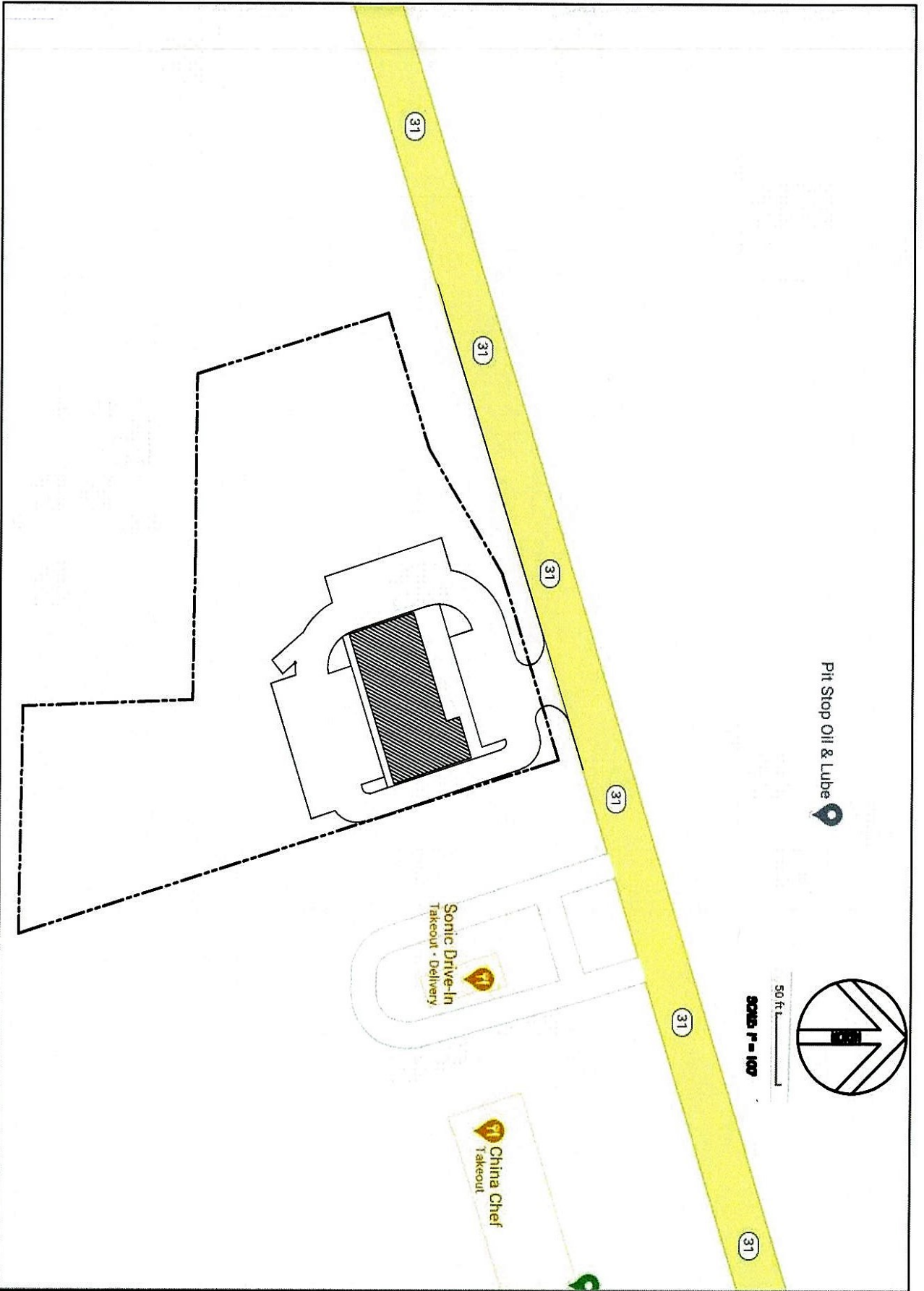
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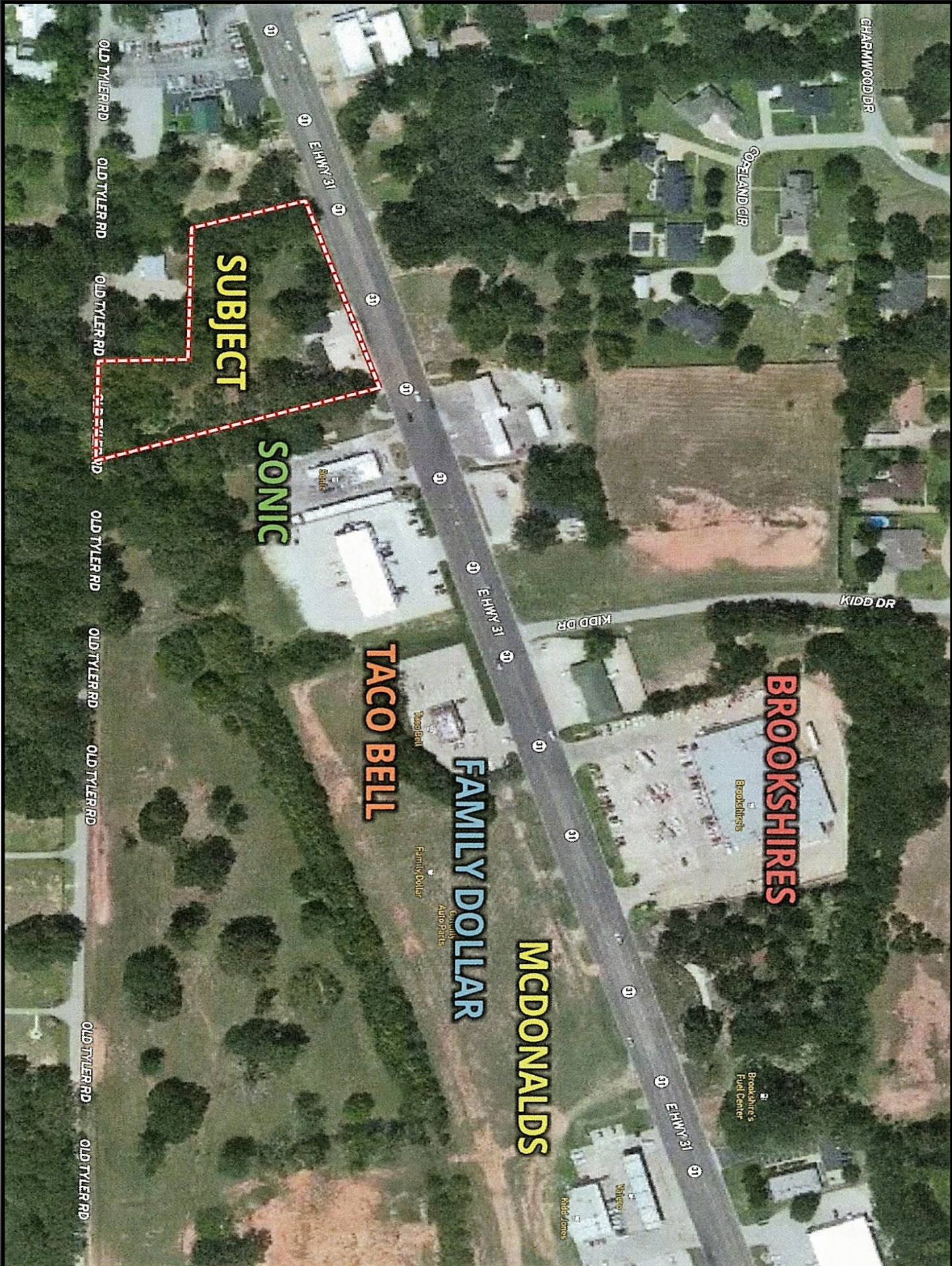
SITE PLAN
GROUP TEN TEN DEVELOPMENT
 516 State Hwy 31 W
 Chandler, Texas 75758

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

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



AREA MAP



GARRIWOOD DR

GOZLAND CIR

KIDD DR

BROOKSHIRES

Brookshires

Brookshire's Fuel Center

KIDD DR

Kidd Jones

MCDONALDS

FAMILY DOLLAR

Family Dollar
General Auto Parts

TACO BELL

Taco Bell

SONIC

Sonic

SUBJECT

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