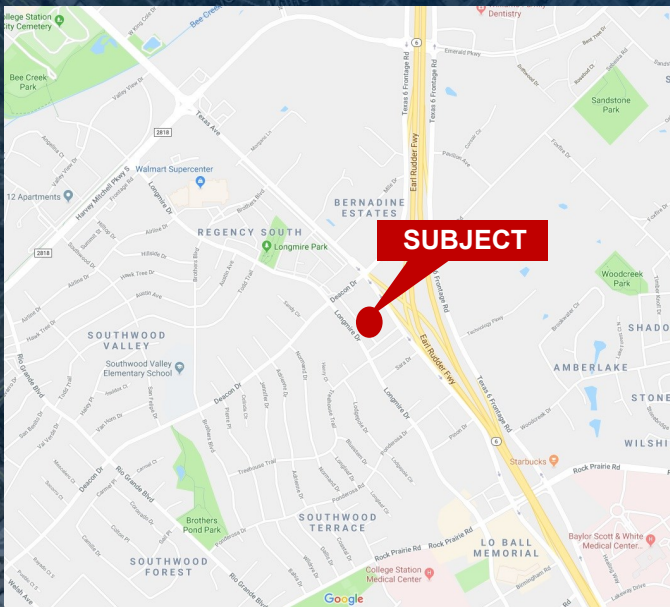


# SOUTHWOOD PLAZA—FOR LEASE

## 2205 Longmire Drive

TXSRA.COM

COLLEGE STATION, TEXAS 77845



## WALMART SHADOW CENTER END-CAP ± 789 SF—1,156 SF NEIGHBORHOOD CENTER

Rental Rate:	\$18.00 SF
Min. Divisible:	± 789 SF
Max. Divisible:	±1,945 SF
Property Type:	Retail
Property Sub-Type:	Urban Retail / Neighborhood Retail
Gross Leasable Area:	±8,000 SF
Year Built:	1994
NNN:	\$8.21 SF/YR
Zoning:	Commercial

For more information or to schedule a tour, please contact:

**ROBERT YOUNG**  
979.431.5566 office  
robertyoung@txsra.com

**SRA Strategic Realty Advisors, LLC**

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive, Suite 103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

SOUTHWOOD PLAZA

2205 Longmire Drive

COLLEGE STATION, TEXAS 77845

TXSRA.COM

## Site Plan

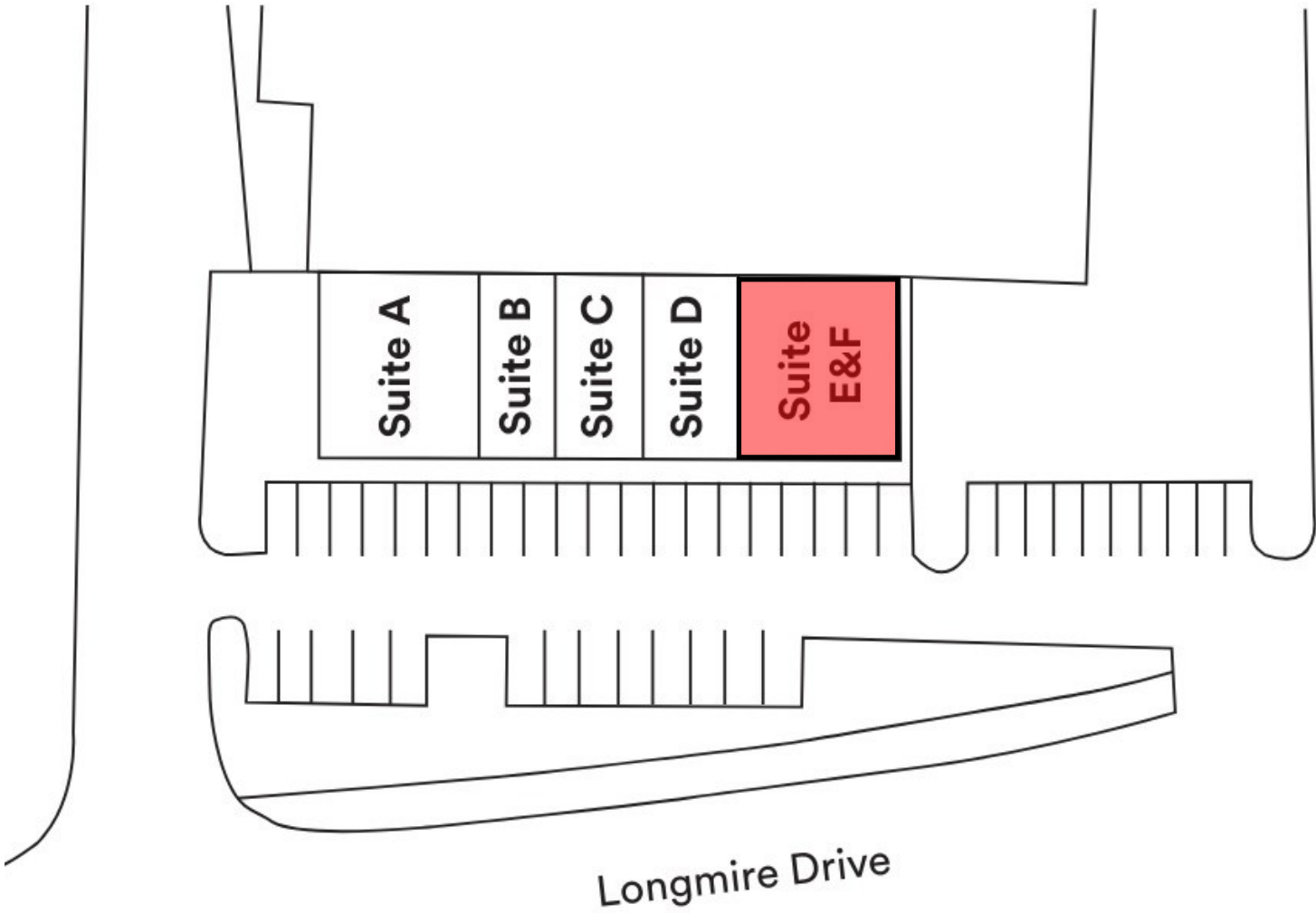


**SRA** Strategic Realty Advisors, LLC

979.431.5566 | [robertyoung@txsra.com](mailto:robertyoung@txsra.com) | [txsra.com](http://txsra.com) | 111 University Drive, Suite 103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

# Suite



SOUTHWOOD PLAZA  
2205 Longmire Drive  
COLLEGE STATION, TEXAS 77845

TXSRA.COM

## Aerial Map



SRA Strategic Realty Advisors, LLC

979.431.5566 | [robertyoung@txsra.com](mailto:robertyoung@txsra.com) | [txsra.com](http://txsra.com) | 111 University Drive, Suite 103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

SOUTHWOOD PLAZA

2205 Longmire Drive

COLLEGE STATION, TEXAS 77845

TXSRA.COM

## Photos



SRA Strategic Realty Advisors, LLC

979.431.5566 | [robertyoung@txsra.com](mailto:robertyoung@txsra.com) | [txsra.com](http://txsra.com) | 111 University Drive, Suite 103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.