

SPACE FEATURES:

- Freestanding Building with Great Frontage and Access to North University Drive
- In Heart of the North University Dr Commercial HUB adjacent to Walmart Neighborhood Market and Fuel Center and Several National Brands
- Great Location for any Retail User Requiring High Visibility



FOR MORE INFORMATION PLEASE CONTACT:

Jonathan Dunn
713-319-4467
jdunn@cpre.com

CPRE Commercial
3505 North Street
Nacogdoches, TX 75965
(936)564-2622

[www.commercial.cpre.com/
properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

PREMISES:
8,225 SF

AVAILABILITY:
Immediate

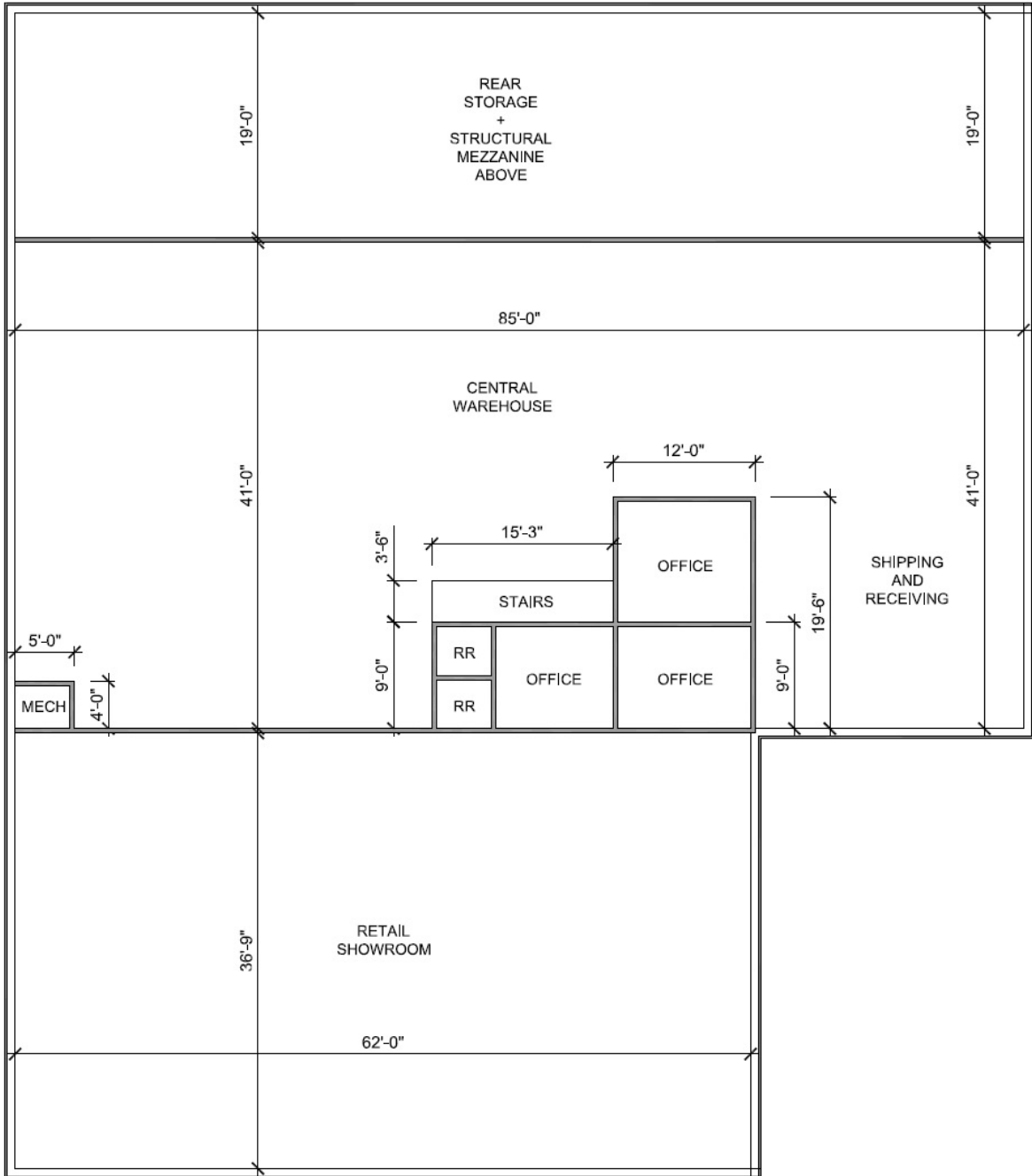
TERM:
Negotiable

RENT:
Upon Request

PARKING:
3.65/1,000 SF

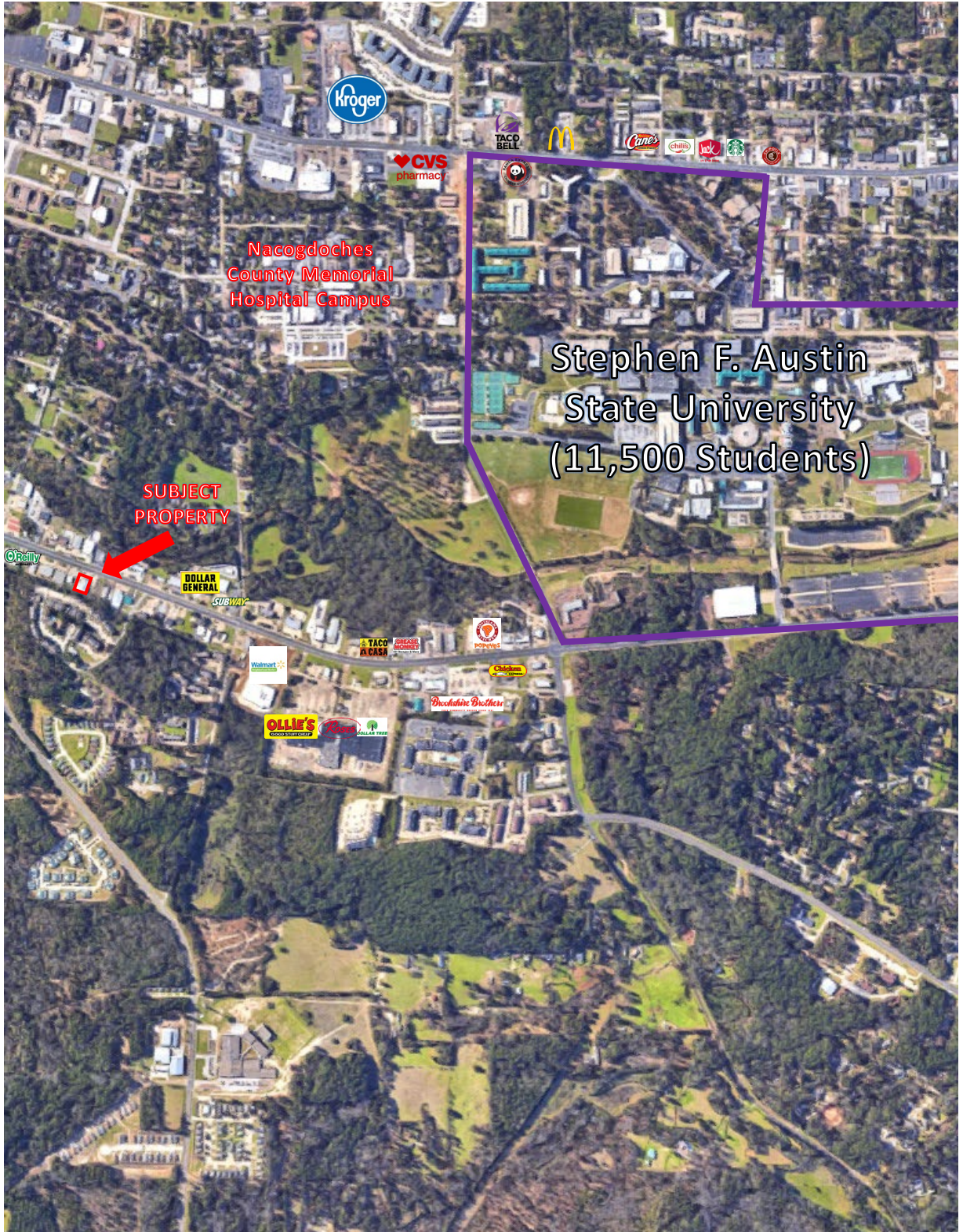
PROPERTY HIGHLIGHTS:

- + ~125 LF Frontage on North University Dr/FM 1275
- + Front Building Fascia Signage / Dedicated Pylon Signage Available
- + High Clear Height Warehouse with Mezzanine Storage
- + 16,000+ VPD at Property



*NOT TO SCALE

716 N. UNIVERSITY DRIVE
NACOGDOCHES, TX 75965



2025 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, 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 a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.