

**RETAIL**

**For Lease**

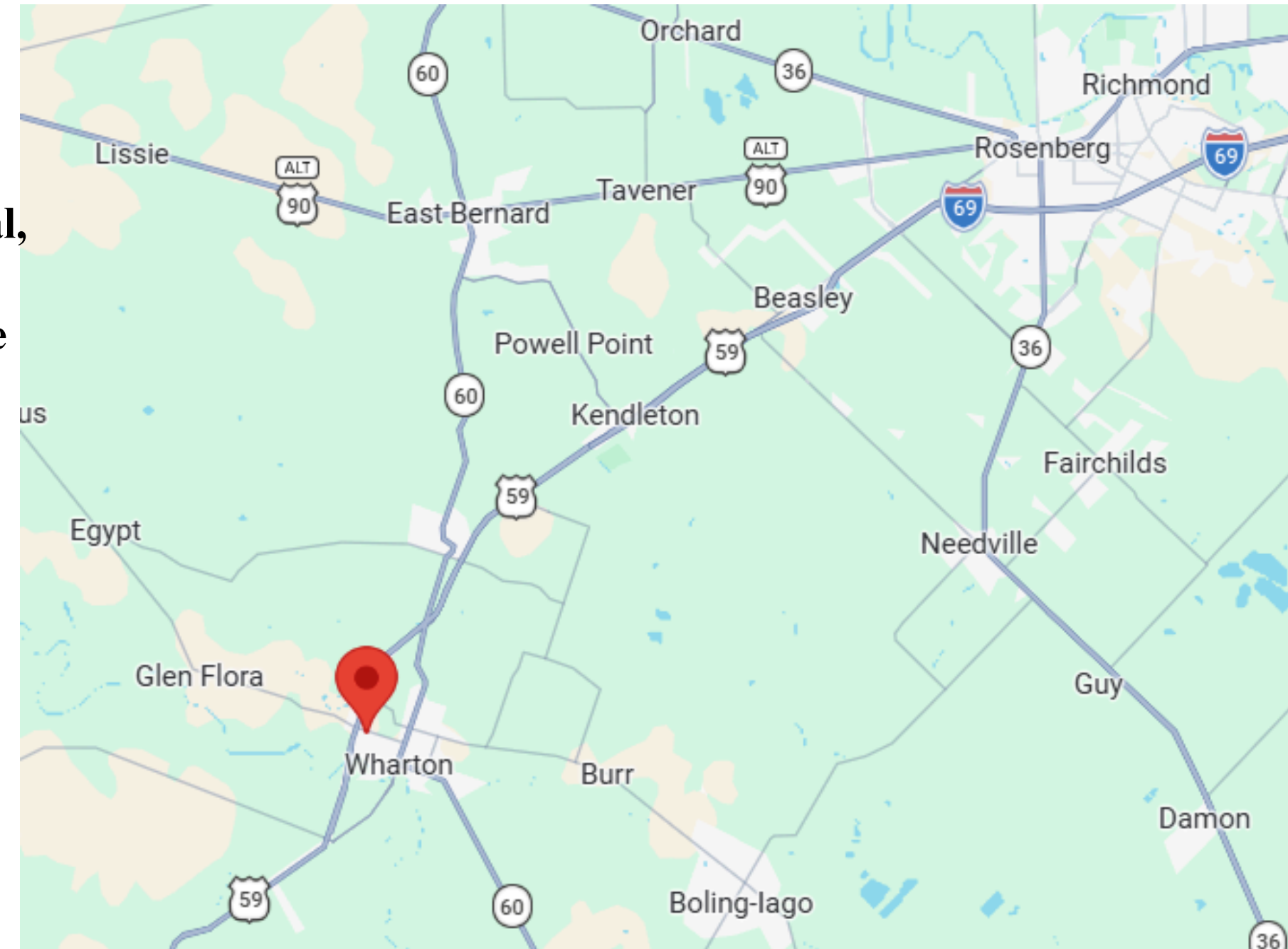




**Highlights:**

- 6,820 SF retail center
- Suites from approximately 1,136 SF
- Flexible floor plans available
- Proposed drive-thru pad opportunity
- Frontage and visibility along FM 102
- Adjacent to Hampton Inn and medical users
- Ample planned parking
- New construction development
- Ideal for retail, restaurant, medical, office, and service users
- Pre-leasing opportunities available now

**Position your business in Wharton's newest planned retail development. Located along FM 102 between Hampton Inn and established commercial users, this proposed project will feature a  $\pm 6,820$  SF retail center with flexible suite configurations starting at approximately  $\pm 1,136$  SF. The development also includes a proposed drive-thru opportunity, making it ideal for retail, restaurant, medical, office, and service-oriented tenants. With excellent visibility, convenient access, and ample planned parking, this project offers a prime opportunity in one of Wharton's growing commercial corridors.**

**IDEAL USES**

**Retail | Restaurant & Drive-Thru | Coffee Shop | Medical & Dental | Urgent Care | Physical Therapy | Professional Office | Financial Services | Beauty & Wellness**

