

FOR LEASE

1023 North University Dr - Nacogdoches, TX

CPRE
COMMERCIAL

SPACE FEATURES:

- Second Generation Retail Strip Center with Multiple Storefronts Available
- Situated on Dense Commercial HUB of North University Drive Directly Across from Walmart Neighborhood Market
- Great Building Fascia and Monument Signage Opportunities
- Private Restroom in each Retail Suite
- Above Average Parking Ratios make for Improved Access



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)

SECOND GENERATION RETAIL SPACES AVAILABLE:

Suite 2: 1,430 SF

AVAILABILITY:
Immediate

TERM:
Negotiable

NET RENT:
\$20.00/SF/YR

**2026 Estimated NNNs and
Common Water Utility:**
\$6.00/SF/YR

PROPERTY HIGHLIGHTS

- + On High Traffic North University Dr Corridor Across from Walmart Neighborhood Market and New Retail Development Including Stanton Optical retail strip and Sud Daddee's Car Wash
- + Excellent Building Fascia and Monument Signage Opportunity
- + Parking Front, Side and Rear
- + ~21,660 VPD at Intersection Fronting Property

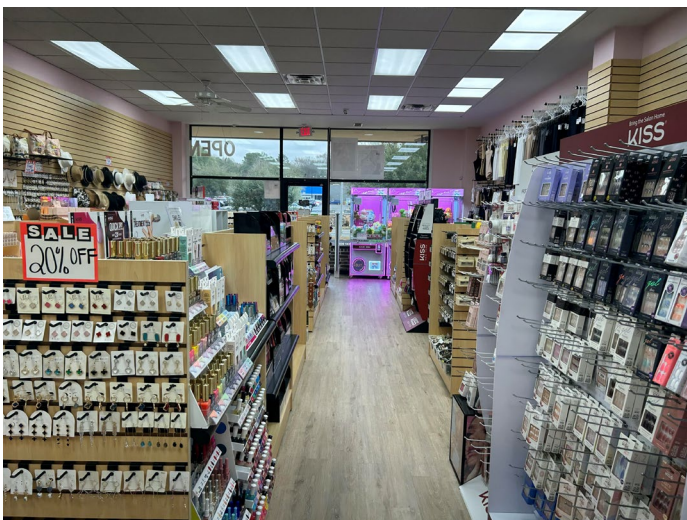
PARKING:
5.6 spaces/1,000 SF

2026 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.

FOR LEASE

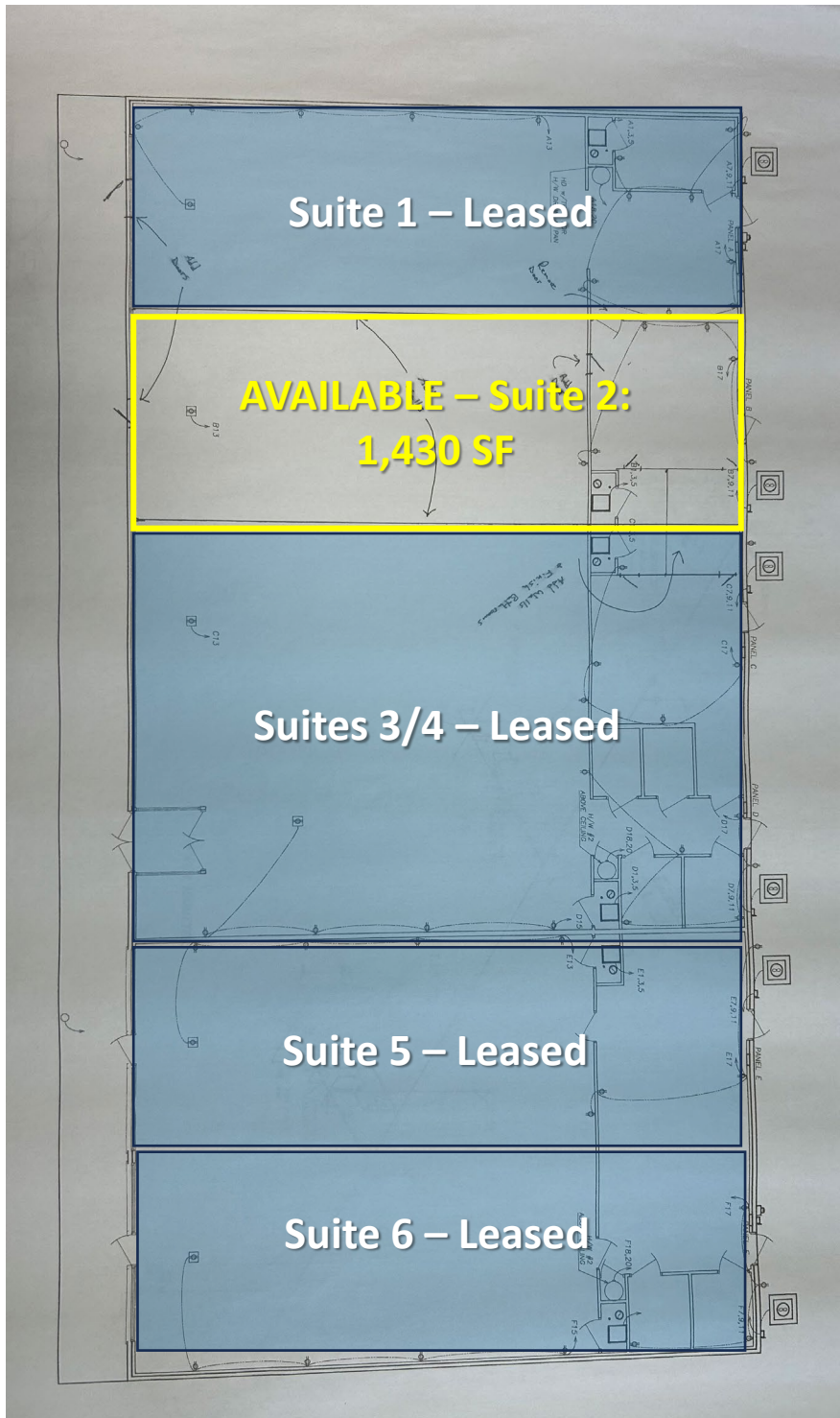
1023 North University Dr - Nacogdoches, TX

CPRE
COMMERCIAL



2026 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.

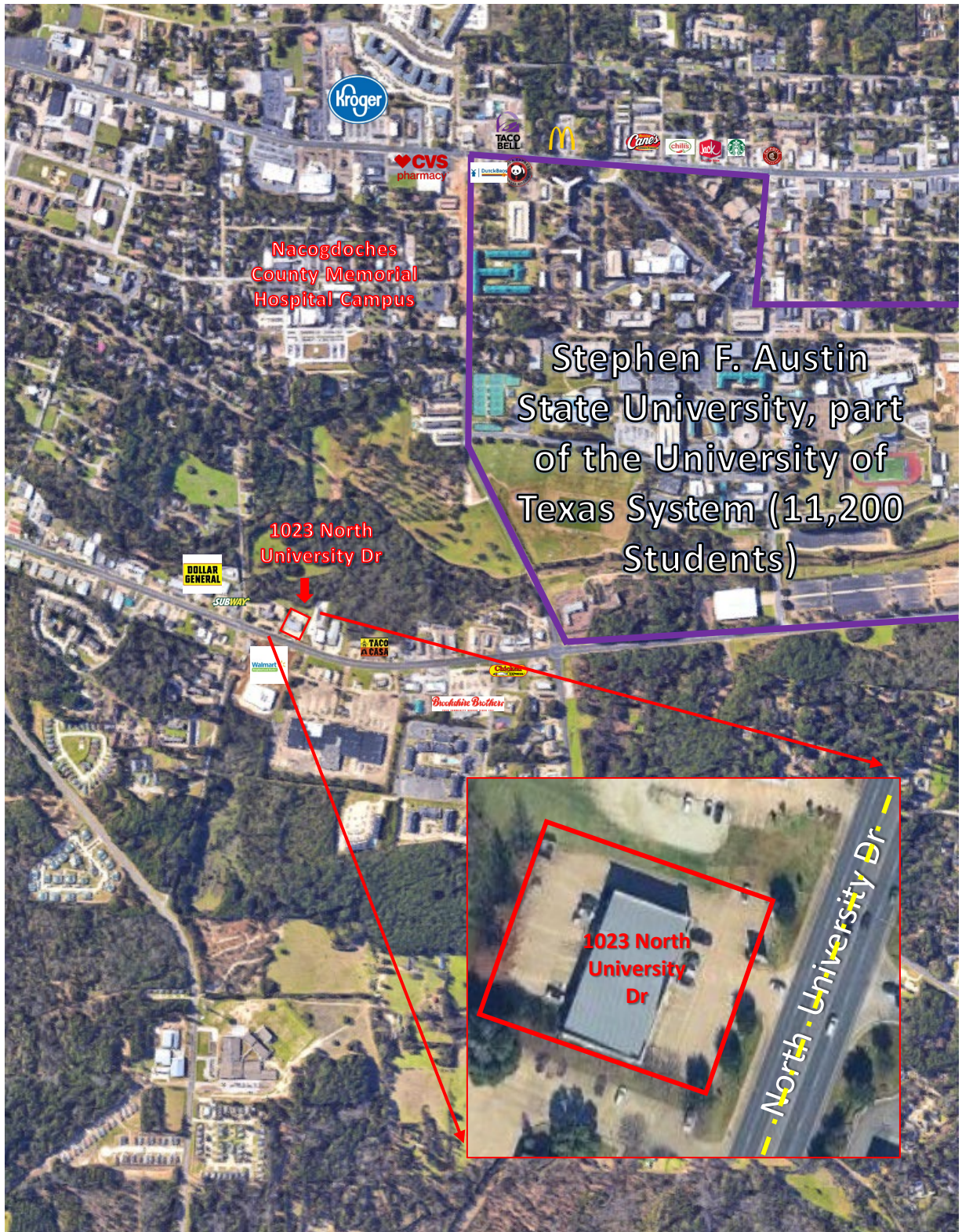
As-Built Floor Plan



FOR LEASE

1023 North University Dr - Nacogdoches, TX

CPRE
COMMERCIAL



2026 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.