West Hebron Plaza

1404 W. Hebron Pkwy, Carrollton, TX 75010

* Built in 2004
* Asking price is $ 1,900,000
* Building size 11,000 sqft
* Lot size 1.18 acres
* unit # 112 is currently vacant -
2470 sqft, asking at $ 12/ sqft + $ 6 / sqft NNN

COLDWELL BANKER COMMERCIAL

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West Hebron Plaza

montessori
unlimited
CVS
SONIC
America's Drive-In
Quick and Clean Car Wash
W Hebron Pky
Sam Rayburn Tollway
Hulines Blvd
Creek Valley Blvd
Oneida Dr
Miami Dr
Bandera Dr
Fairway Dr
Day Dr
Clark Dr
Andress Dr
Garrett Dr
Boyd Ct
Bowin Ct
Hamilton Dr
Johnson Dr
Bowin Dr
Gillespie Dr
Harrison Dr
Burnet Dr
Harrison Ct
Bastrop Dr
Bosque Dr
Brewster Dr
Caldwell Cir
Dimmit Dr
Kiebet Dr
Grimes Dr
Indian Oaks Ln
Jahvan Ct
Marken Ct
Dallshan Dr
Riley Dr
Mae Dr
Eisenhower St
W Branch Hollow Dr
San Saba Dr
Creek Dr
Elk Trl
Creekmeadow Dr
Creekhollow Dr
Brazos Dr
Walnut Grove Ln
Hunters
Kickapoo Trl
Barona Dr
Chocaw Dr
Kiowa Dr
Comanche Dr
Cafawba Ave
Jaiphaw Ln
Tollway
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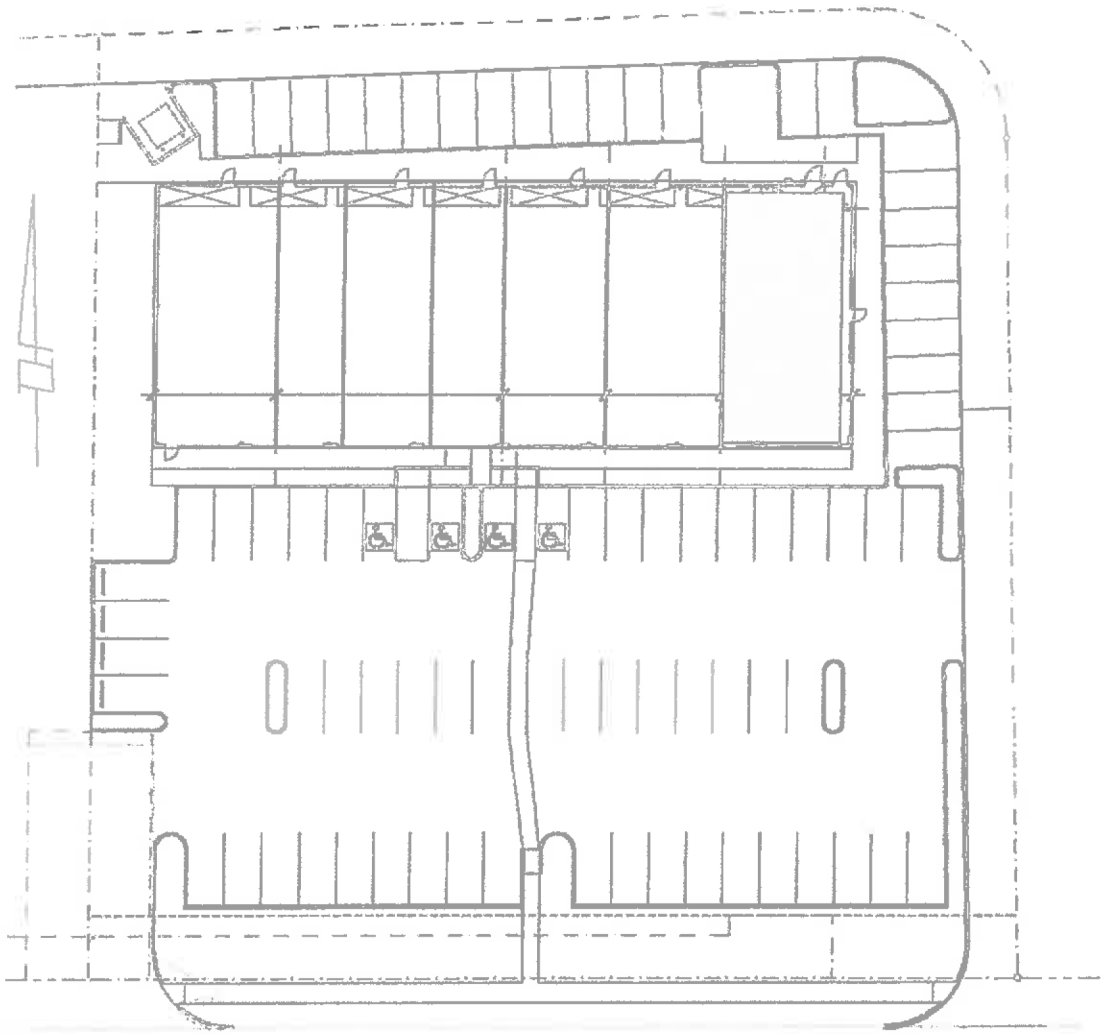
0 ft
TDB esri

THE NAIL PLACE
SECRET RECIPE
ASIAN BISTRO
GIBSON

EXHIBIT "A"

SITE PLAN



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1404 W. Hebron Parkway
Carrollton, TX 75010
Updated on 08/11/2015

Suite & Business Name	Tenant Name	SQFT	Commencement	Expired	SECURTIY DEPOSIT	BASE RENT		NNN		TOTAL RENT DUE	RENT REC'D.
116 Kabob House	**Nasir Ali**	1332	8/1/14	7/31/17	**$ 4,218.00**	**$ 1,443.00**	$ 13.00	**$ 666.00**	$ 6.00	$ 2,109.00	**$ 2,109.00**
114 The Hair USA salon	**Arij Nanji & Farahnaz Nanji**	970	6/1/12	6/30/17	**$ 1,919.79**	**$ 1,266.67**	$ 14.00	**$ 494.79**	$ 6.25	$ 1,761.46	**$ 1,761.56**
112 360 Strong	**Lucian Herrick**	2470	9/1/15	8/312017	**$ 3,400.00**	**$ 2,165.00**	$ 10.56	**$ 1,235.00**	$ 6.00	$ 3,400.00	**$ 3,400.00**
110 Linda's foot massage	**Yan Qiu Wu & Hong Luo**	1216	2/1/15	12/31/19	**$ 2,430.00**	**$ 1,216.00**	$ 12.00	**$ 608.00**	$ 6.00	$ 1,824.00	**$ 1,824.00**
106 The Nail Salon	**Angela Hsu**	1170	5/1/11	5/31/16	**$ 2,218.00**	**$ 1,490.78**	$ 15.28	**$ 609.22**	$ 6.25	$ 2,100.00	**$ 2,100.00**
103 Secret Recipe - Asian Bistro	**Alex Ong**	1800	11/1/15	10/31/18	**$ -**	**$ 2,700.00**	$ 18.00	**$ 900.00**	$ 6.00	$ 3,600.00	**$ 3,600.00**
100 Gideon Tutoring	**Vijay Velamuri**	2050	12/1/13	1/31/17	**$ 3,248.00**	**$ 2,199.17**	$ 13.50	**$ 1,049.00**	$ 6.00	$ 3,248.17	**$ 3,248.17**
Total		11008				**$ 12,480.62**					**$ 18,042.73**
		11008	100% Leased								