



Sandia
PROPERTIES

Commercial
Real Estate Services
Texas Specialists

Bank Building for Lease

203 E. Murphy Rd. Murphy, Texas

For Further
Information
Contact:

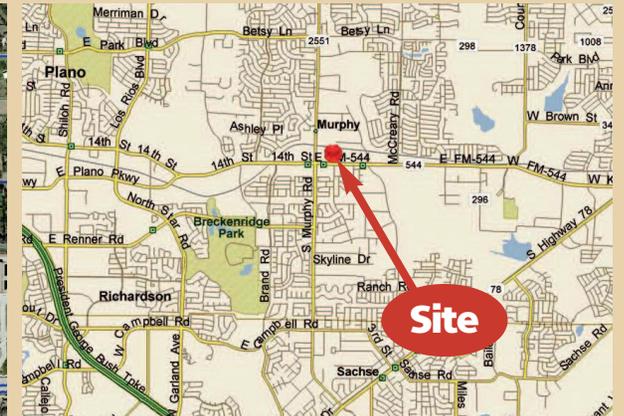
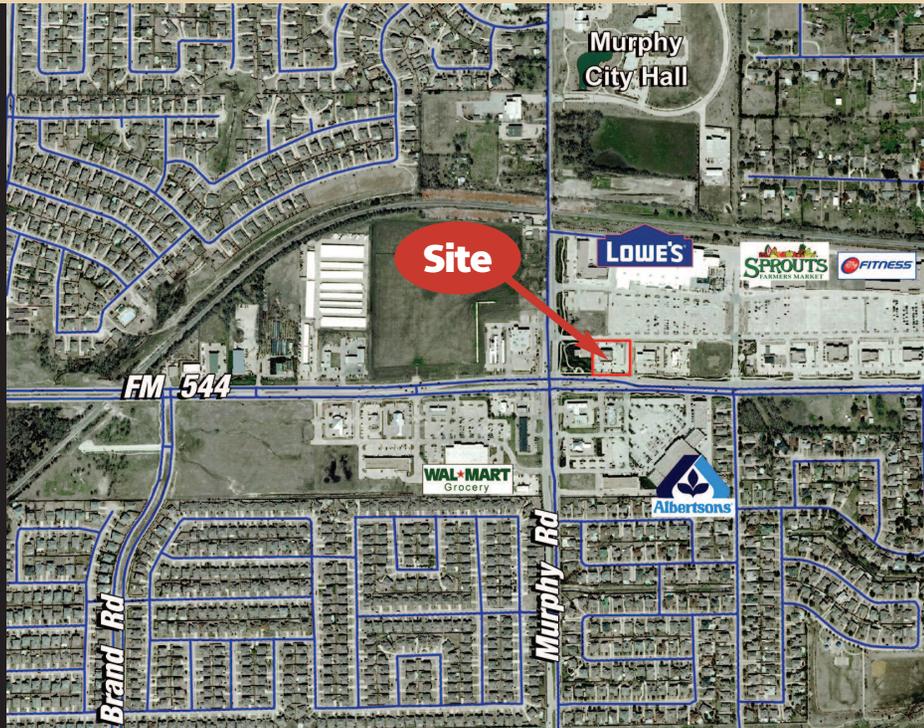
Lem Miller

(972) 462-7070
Lem@SandiaTexas.com

Sandia Commercial
Real Estate, L.L.C.

P.O. Box 2549
Coppell, TX 75019

Office: (972) 462-7070
Fax: (972) 462-0262
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PROPERTY SPECIFICATIONS

LOCATION: Located east of the northeast corner of Murphy Rd. and F.M. 544, Murphy, TX

LEASE EXPIRATION: November 30, 2023

LAND AREA: 52,272 Sq. Ft.

BUILDING AREA: 3,775 Sq. Ft. with 5 drive thru lanes

COMMENTS: This bank property is located at the main entrance into a 300,000 sq. ft. shopping center anchored by Sprouts Grocery Store, Lowe's, 24 Hr Fitness, CVS and Petco. Other notable retailers serving this trade area include Albertson's, McDonald's, Walgreen's and Wal-Mart. This site has excellent street visibility and cross access to both F.M. 544 Murphy Rd.

TRAFFIC:

Murphy Rd.
20,382 vehicles per day (2004)

F.M. 544
33,533 vehicles per day (2004)

DEMOGRAPHICS:

Radius	Population	Average HH Income
1 Mile	8,477	\$98,180
3 Mile	61,469	\$96,492
5 Mile	152,921	\$90,092

LEASE RATE:

CALL FOR PRICING

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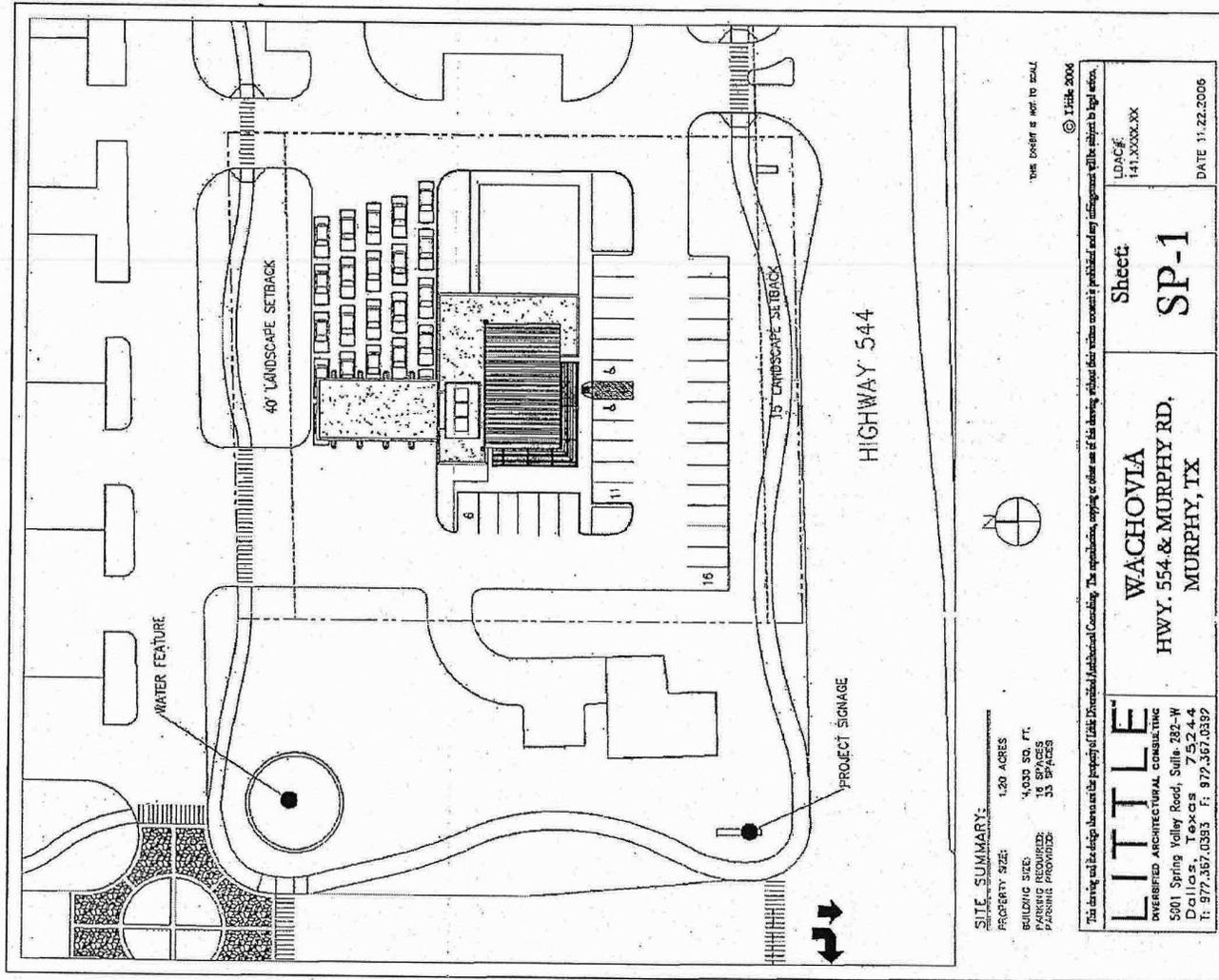
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SITE SUMMARY:
PROPERTY SIZE: 1.20 ACRES
BUILDING SIZE: 4,030 SQ. FT.
PARKING REQUIRED: 15 SPACES
PARKING PROVIDED: 35 SPACES

THIS PROJECT IS NOT TO SCALE
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LDACS: 141.XXXXX.XX
DATE: 11.22.2006

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