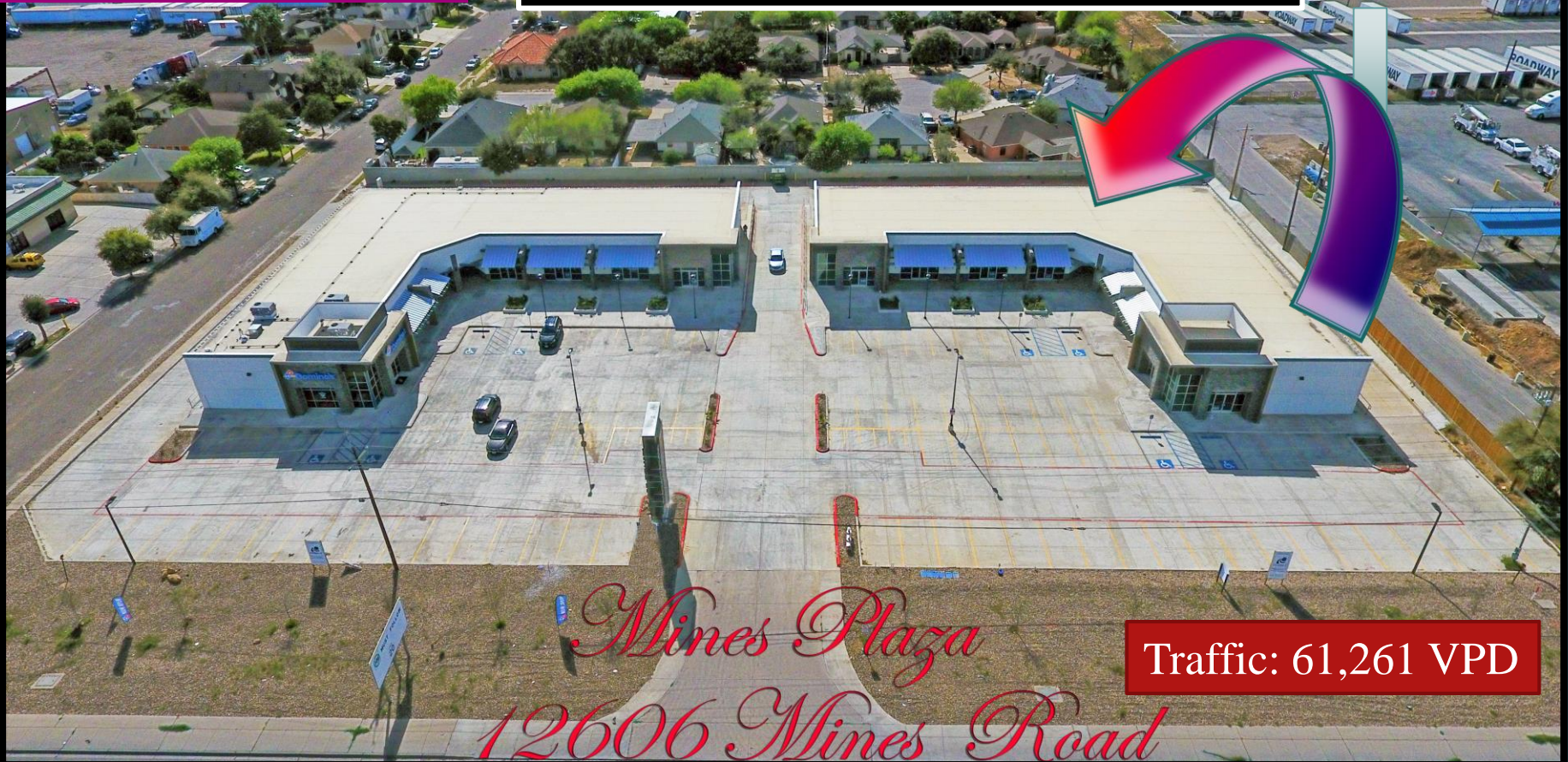


*Lula Morales*  
Realty Inc.

# Mines Plaza

12606 Mines Road

Asking Price: \$ 1.83 Per Sq. Ft + CAM



*Mines Plaza*

*12606 Mines Road*

Traffic: 61,261 VPD

The strategic location near Industrial Parks and Residential Subdivisions provide excellent traffic (19,000 vpd) for your business at a highly visible location with quick access to IH 35

For more information call Lula Morales at 956-206 9094 or [lulaemoraes@aol.com](mailto:lulaemoraes@aol.com)



# Make Mines Plaza Your new Business Location

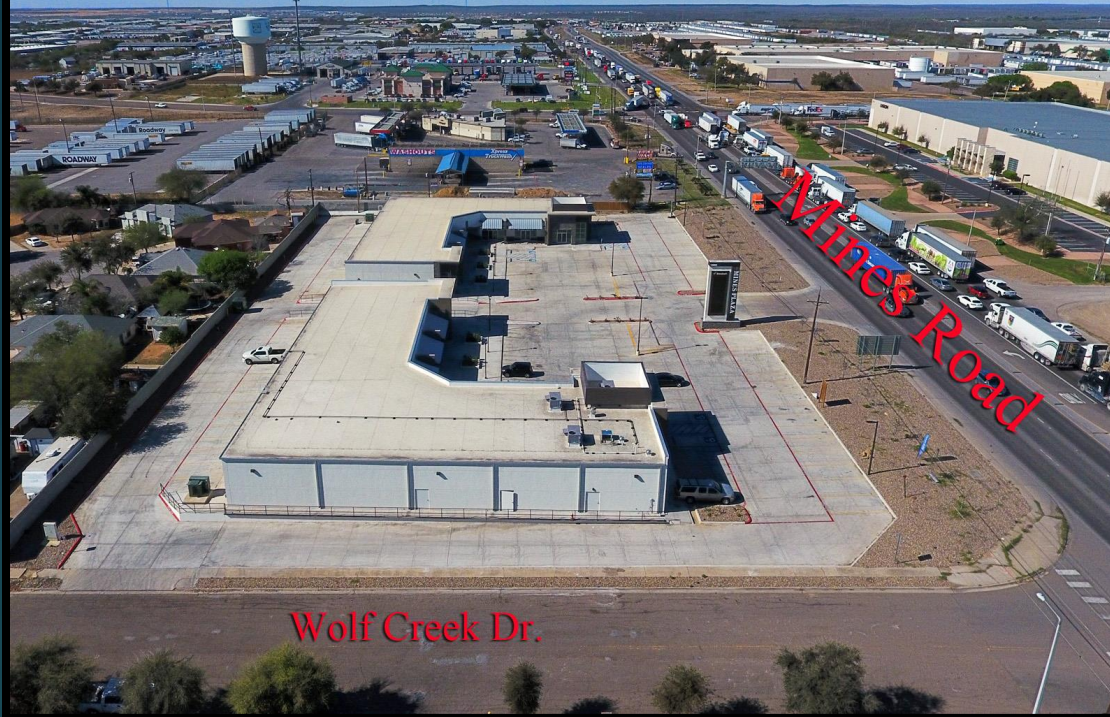
Ideal for restaurants/retail/offices.

Plenty of Parking  
 Excellent Construction  
 \$ 25.00 Finished out allowance per Sq. Ft.  
 Zoning : B-3  
 Traffic: 61,261 VPD



Dimensions and information given are approximate and according to information provided by the tax office, owner, appraisal, and/or builder's plans. Confirmation of these measurements is up to the buyer. Broker has not measured this property.







# BUILDING 1



# BUILDING 2



Wolf Creek Dr

Mines Road  
19,000 VAD

ONLY





## BUILDING 1

Suite A1	<b>Domino's</b>	±1,454 SF
Suite A2	In-Line Shop	±1,547 SF
Suite A3	In-Line Shop	±1,547 SF
Suite A4	In-Line Shop	±1,042 SF
Suite A5	In-Line Shop	±1,024 SF
Suite A6	In-Line Shop	±1,723 SF
Suite A7	In-Line Shop	±1,300 SF
Suite A8	In-Line Shop	±1,300 SF
Suite A9	Drive-Thru Avail	±1,471 SF

# Mines Plaza

Sizes from 1,024 Sq. Ft.  
Suite dimensions can be tailored  
to your business needs.

## BUILDING 2

Suite B1	Drive-Thru Avail	±1,454 SF
Suite B2	In-Line Shop	±1,547 SF
Suite B3	In-Line Shop	±1,547 SF
Suite B4	In-Line Shop	±1,042 SF
Suite B5	In-Line Shop	±1,024SF
Suite B6	In-Line Shop	±1,723 SF
Suite B7	In-Line Shop	±1,300 SF
Suite B8	In-Line Shop	±1,300 SF
Suite B9	Drive-Thru Avail	±1,471 SF

## BUILDING 1



## BUILDING 2



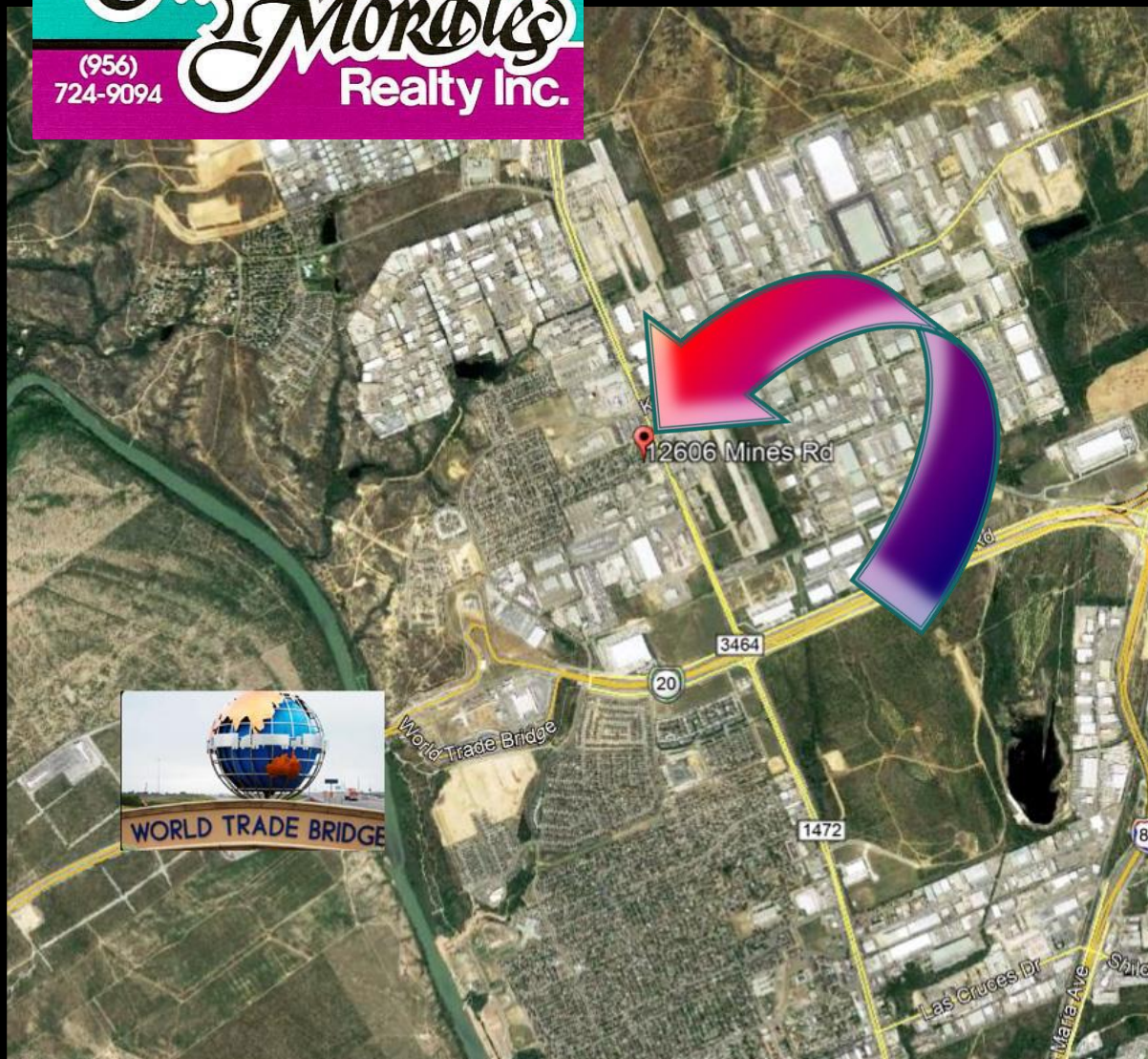
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**Lula Morales**  
Realty Inc.  
(956)  
724-9094

# Location Map

For your next business location  
Excellent Access  
Attractive Exterior  
Concrete Lighted Parking area  
Sizes from 1,024 Sq. Ft.  
Suite dimensions can be tailored to  
your business needs.  
In the middle of a bustling  
Residential industrial and  
Commercial area.



For more information call Lula Morales at 956-206 9094 or [lulaemorales@aol.com](mailto:lulaemorales@aol.com)