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## Sandy Oaks Shopping Center | 3712 New Mathis Rd

4,225 SF of Retail Space Available in Elmendorf, TX



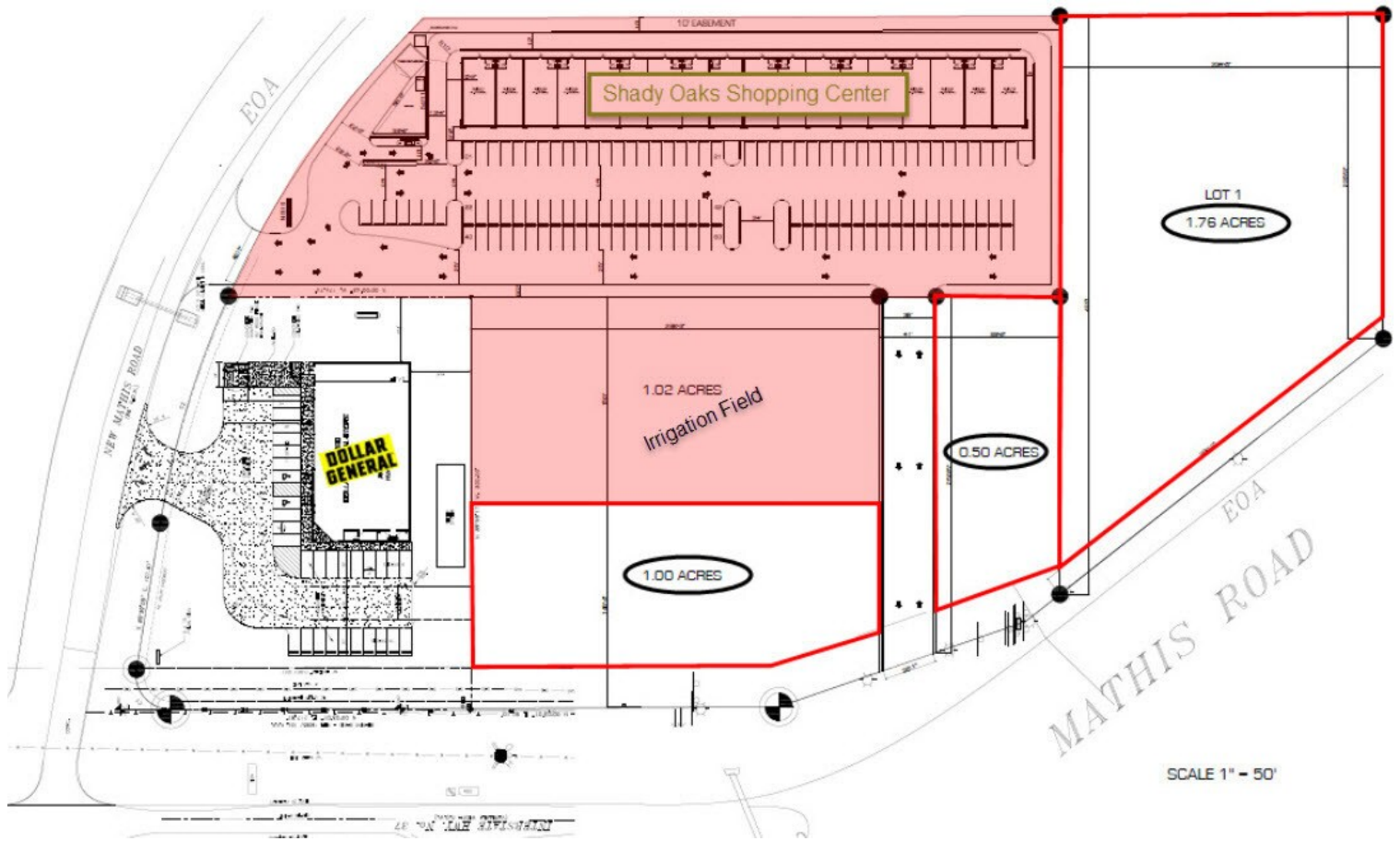
### HIGHLIGHTS

- Great Traffic
- Easy Access to the Highway
- Neighborhood Strip Center
- Demographics

### SPACE AVAILABILITY (3)

SPACE	SIZE	CEILING	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 1	1,400 SF	11'	Negotiable	\$16.00 /SF/YR	Triple Net (NNN)
1st Floor, Ste 5	1,125 SF	-	Negotiable	\$13.00 /SF/YR	Triple Net (NNN)
1st Floor, Ste 6	1,700 SF	-	Negotiable	Upon Request	Negotiable

SITE PLAN



# THE SHOPS AT SANDY OAKS | FOR SALE



Excellent investment opportunity! The Shops at Sandy Oaks was recently built and has quickly become the communities choice for retail services. Dollar General was quick to notice the growth and upside and has developed a store on the hard corner and now the Sandy Oaks Fire Department is building their new station on the other.

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## SELECT TENANTS AT SANDY OAKS SHOPPING CENTER

TENANT	DESCRIPTION	US LOCATIONS	REACH
Digz Liquor	Retailer	1	-
EL GUERO LOCO	Accommodation And Food Services	-	-
Planet 4/20	Arts, Entertainment, And Recreation	-	-

## PROPERTY FACTS FOR 3712 NEW MATHIS RD , ELMENDORF, TX 78112

<b>Rental Rate</b>	\$13.00 - \$16.00/SF/YR	<b>Gross Leasable Area</b>	10,452 SF
<b>Property Type</b>	Retail	<b>Year Built</b>	2016
<b>Property Subtype</b>	Freestanding	<b>Parking Ratio</b>	3.83/1,000 SF

### ABOUT THE PROPERTY

Introducing the perfect commercial lease opportunity in Sandy Oaks! This neighborhood strip center, conveniently located on the access road of IH-37 North and New Mathis Road, presents an incredible chance for businesses to thrive in a bustling community. Featuring a total of 4,225 square feet of prime commercial space, this center offers flexibility with lease options ranging from 1,125 square feet to 2,825 square feet. Need a smaller or larger space? No problem, as the available area can be divided to suit your specific requirements. Under new management, this property is eagerly awaiting tenants,

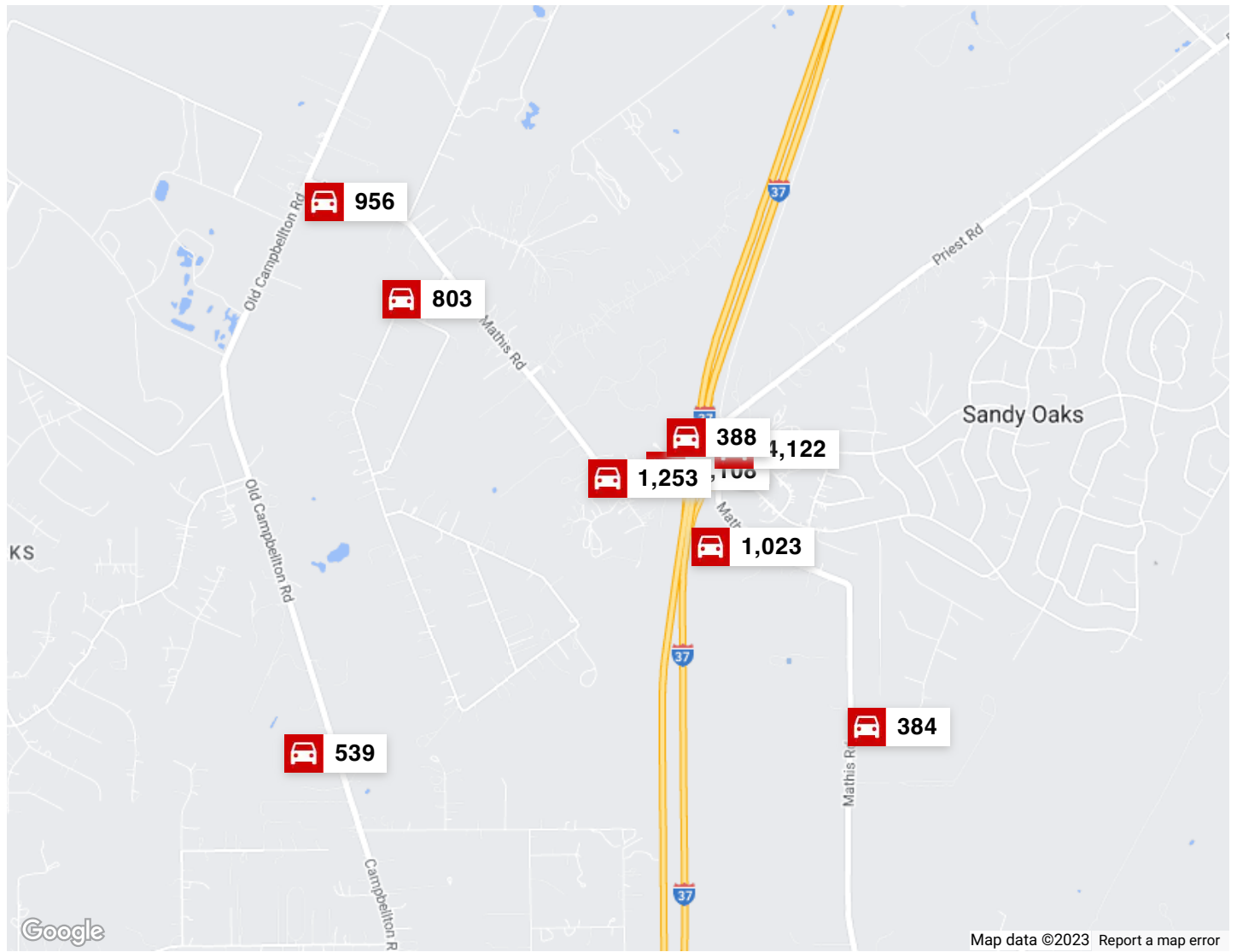
- 24 Hour Access
- Freeway Visibility
- Pylon Sign

making it the ideal time to secure a prime spot for your business. Benefit from the revitalized management's commitment to maintaining an attractive and appealing commercial environment that will draw in customers effortlessly. Situated in Sandy Oaks, you'll find yourself surrounded by a vibrant community with access to exciting recreational offerings, including the nearby Braunig Lake. Additionally, being in close proximity to the Toyota Motor Complex ensures a steady flow of traffic, maximizing exposure for your business. Don't miss out on this remarkable lease opportunity!

- Tenant Controlled HVAC
- Drive Thru
- Air Conditioning

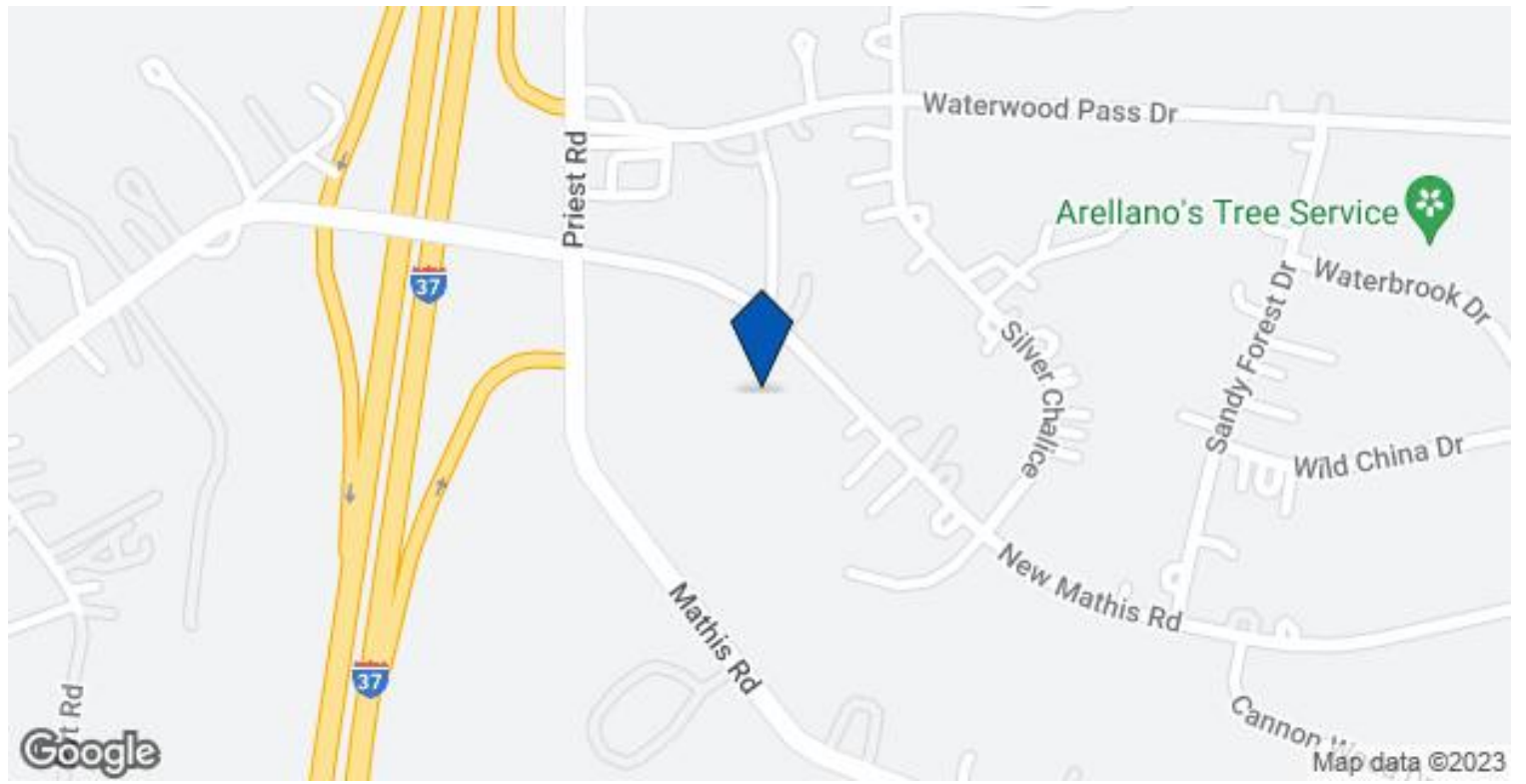


## TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Priest Rd	Mathis Rd, S	398	2022	0.14 mi
Mathis Rd	I- 37, W	1,108	2022	0.16 mi
Mathis Rd	Priest Rd, NW	1,023	2022	0.19 mi
Waterwood Pass Dr	Silver Chalice, W	4,122	2022	0.19 mi
Priest Rd	Waterwood Pass Dr, S	388	2022	0.22 mi
Mathis Rd	I- 37, E	1,253	2022	0.35 mi
Star Oaks Dr	Texas Oak Dr, NE	384	2022	1.00 mi
Bywood Dr	Fernwood Dr, SW	803	2022	1.31 mi
Campbellton Rd	Ranch TrIRd, S	539	2022	1.73 mi
Mathis Rd	Pvt Rd, SE	956	2022	1.73 mi

MAP OF 3712 NEW MATHIS RD ELMENDORF, TX 78112



ADDITIONAL PHOTOS



Screen Shot 2023-08-13 at 2.18.04 PM



Screen Shot 2023-02-21 at 12.42.50 AM



Screen Shot 2023-08-13 at 1.44.41 PM



Other



Screen Shot 2023-08-13 at 2.54.19 PM



Other

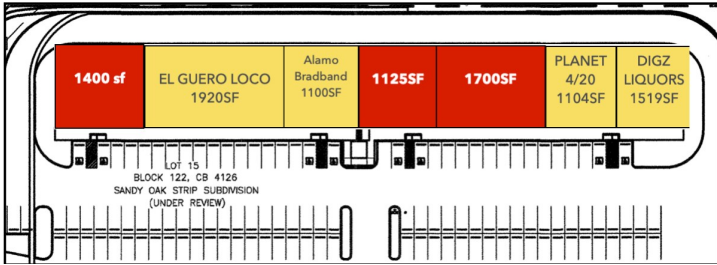




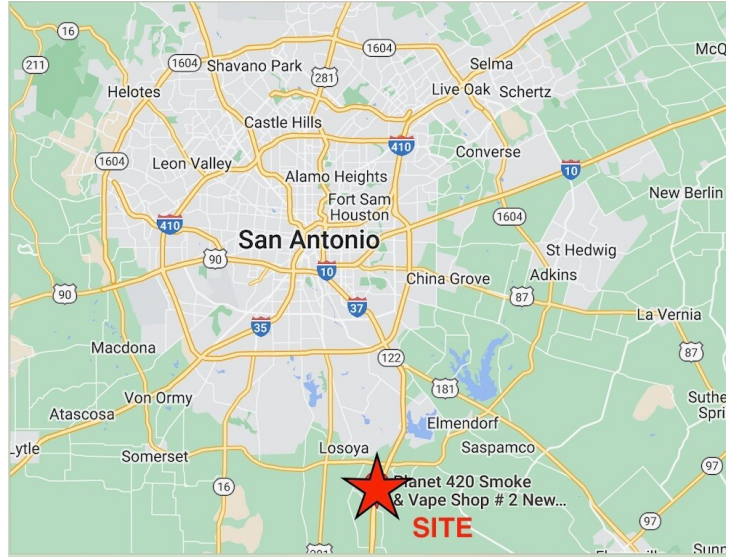
Other



IMG\_1871



Screen Shot 2023-02-21 at 12.42.29 AM



Screenshot 2023-02-21 at 12.19.48 AM

**Listing ID:** 27752344      **Date Created:** 2/21/2023

**Last Updated:** 8/29/2023

**Address:** 3712 New Mathis Rd, Elmendorf, TX

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