



## 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



Carole C. Tam, CCIM  
469-999-8746  
caroletam@gmail.com  
caroletam.com

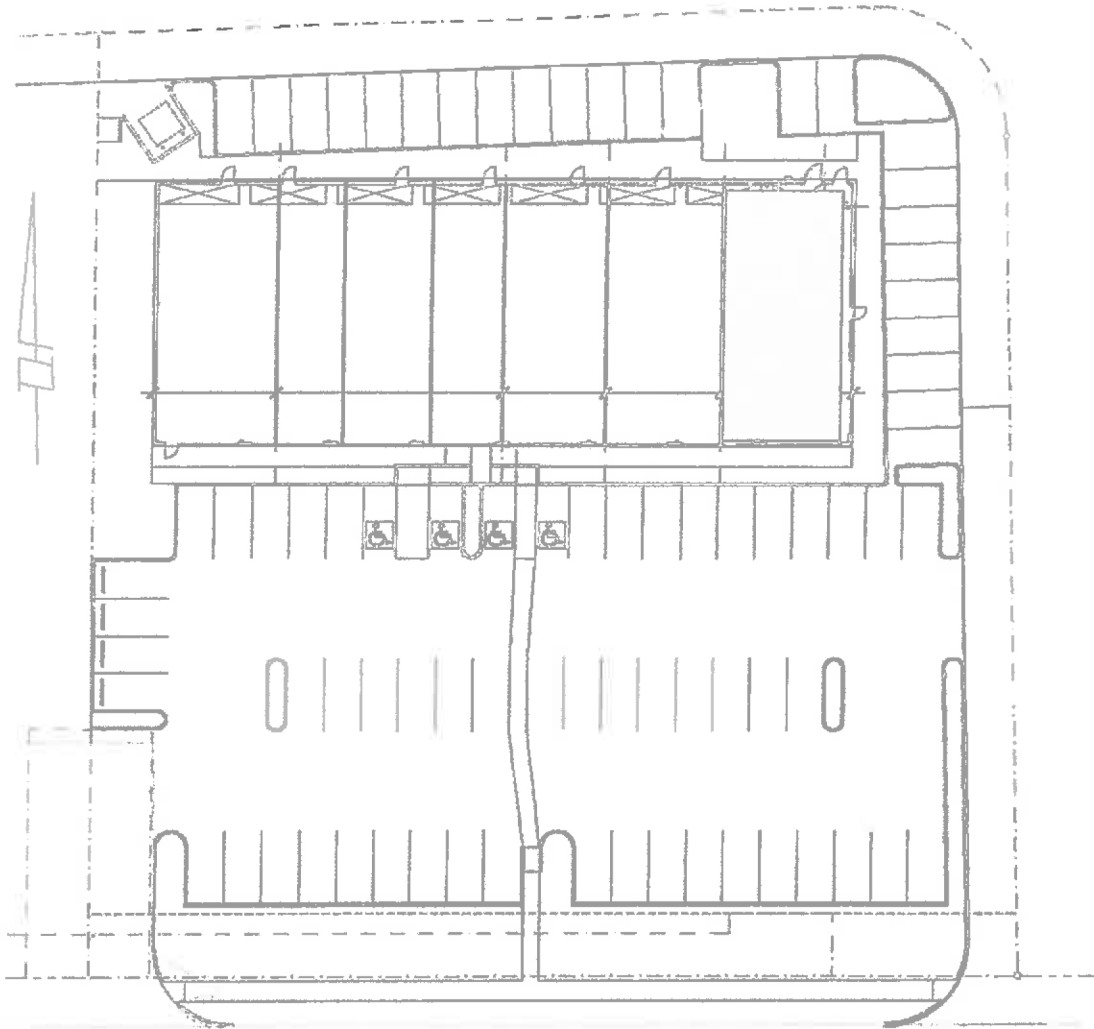
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**EXHIBIT "A"**

**SITE PLAN**



----- **HEBRON - PARKWAY - WEST** -----

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**COMMERCIAL REAL PROPERTY LEASE**

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							