

**GAINES**

# Gaines Real Estate Company

A Licensed Real Estate Broker  
Investment Real Estate Marketing and Management

## 11444 North Stemmons Retail Building FOR SALE



### Property Information

Asking Price	\$3,125,000
Building Size	10,500 SF
Land Size	37,934.72*
Zoning	Highway Commercial
Price/SF	\$297.62

\*516.72 sf is easement to Reeder Road access

### Property Highlights

- Excellent Curb Appeal
- High Traffic and Visibility
- I35 Service Road frontage
- Close to LBJ and Loop 12
- Beautiful Showroom
- Offices
- Service bays with overhead doors
- Storage
- Priced Below Replacement Cost
- Parking and fence lot

The broker makes no guarantees regarding the accuracy or authenticity of the information. Buyer must verify all information.

**Hank Gaines**

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## **Property Features**

Currently owner occupied by Autonik, an exclusive preowned car dealership. The property is ideal for sales and service businesses with its centralized location, easy access to major highways and surrounded by a vibrant wholesale and service community.

The property is ideal for auto sales, sign companies, home furnishing, technology sales and much more

The building is well built, has access to the I35 service road and to the east, Reeder Road.

A beautiful and well appointed showroom make the property ideal for any type of sales operation. There are multiple offices for sales staff and a large service area with multiple bay doors.

Banks, auto repair, restaurants and shopping are in walking distance.

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**Property Survey**

