

# MALLOY BRIDGE COMMERCIAL

Office / Retail / Restaurant

For Sale / Lease

**NEW  
CONSTRUCTION**



199 N Hwy 175, Seagoville, TX , 75159  
Adjacent to: American National Bank of Texas

## Project Overview

- + 8125 SF, Professional / Medical Offices
  - ✓ Suite 110 – 2,015 SF
  - ✓ Suites 120, 130, 140 – 1,365 SF each
  - ✓ Suite 150 – 2,015 SF
- + Max Contiguous – 8,125 SF
- + Minimum Divisible – 1,365 SF
- + Abundant parking, a huge plus
  - ✓ 69 parking spots; 8.7 per 1000 SF
- + Brick façade
- + Huge open spaces
  - ✓ Extraordinary landscape architecture
- + Ideal for
  - Restaurant
    - Huge potential for outdoor seating
  - Neighborhood retail
  - Day care / Learning centers
  - Dentist / Physician
  - Polyclinic
  - Chiropractor / Physiotherapist
  - Veterinarian
  - Professional offices (CPA, insurance agent)
  - Law Offices / title companies

- ✚ For sale
  - ✓ \$300 per SF, shell condition
- ✚ For lease
  - ✓ \$22 per SF plus NNN, shell
  - ✓ \$30 per SF plus NNN, white boxed

## Location Highlights

- ✚ SW corner of US 175 and E Malloy Bridge Rd
- ✚ Just 20-minutes south of Downtown Dallas
- ✚ Very near Santorini, a 1300-home lagoon community by Megatel Homes
- ✚ Large mixed-use development across the street
- ✚ Lot of shopping and dining within 5 mins walk.
  - ✓ Walmart, McDonald's, Starbucks, Taco Bell and many more national and local brands

**Srinivas Chaluvadi, MS, MBA, PMP**

Perfect Realty Partners LLC (TREC # 9003888)

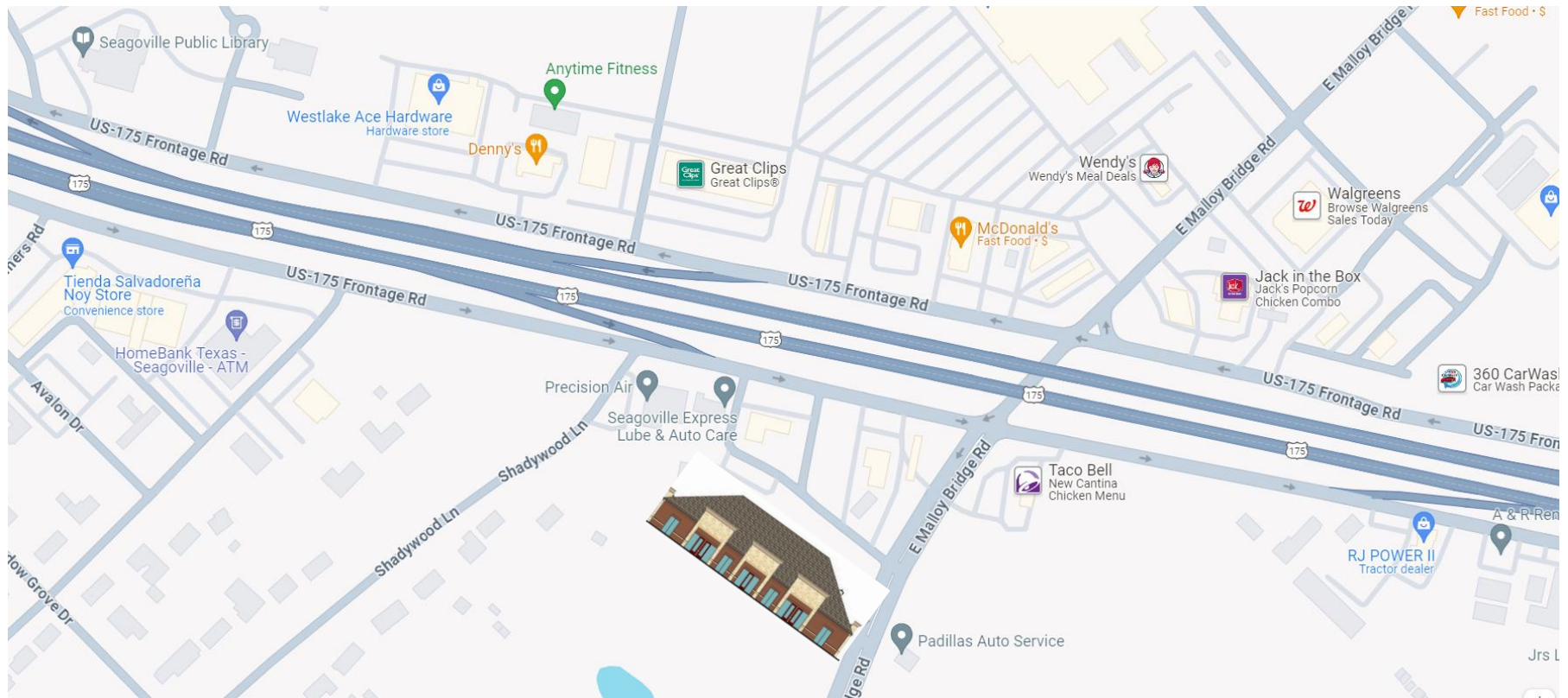
4433 Punjab Way # 301; Frisco, TX 75033

T: (469) 252 1261; C: (469) 536 8695

E: sri@PerfectRealtyPartners.com



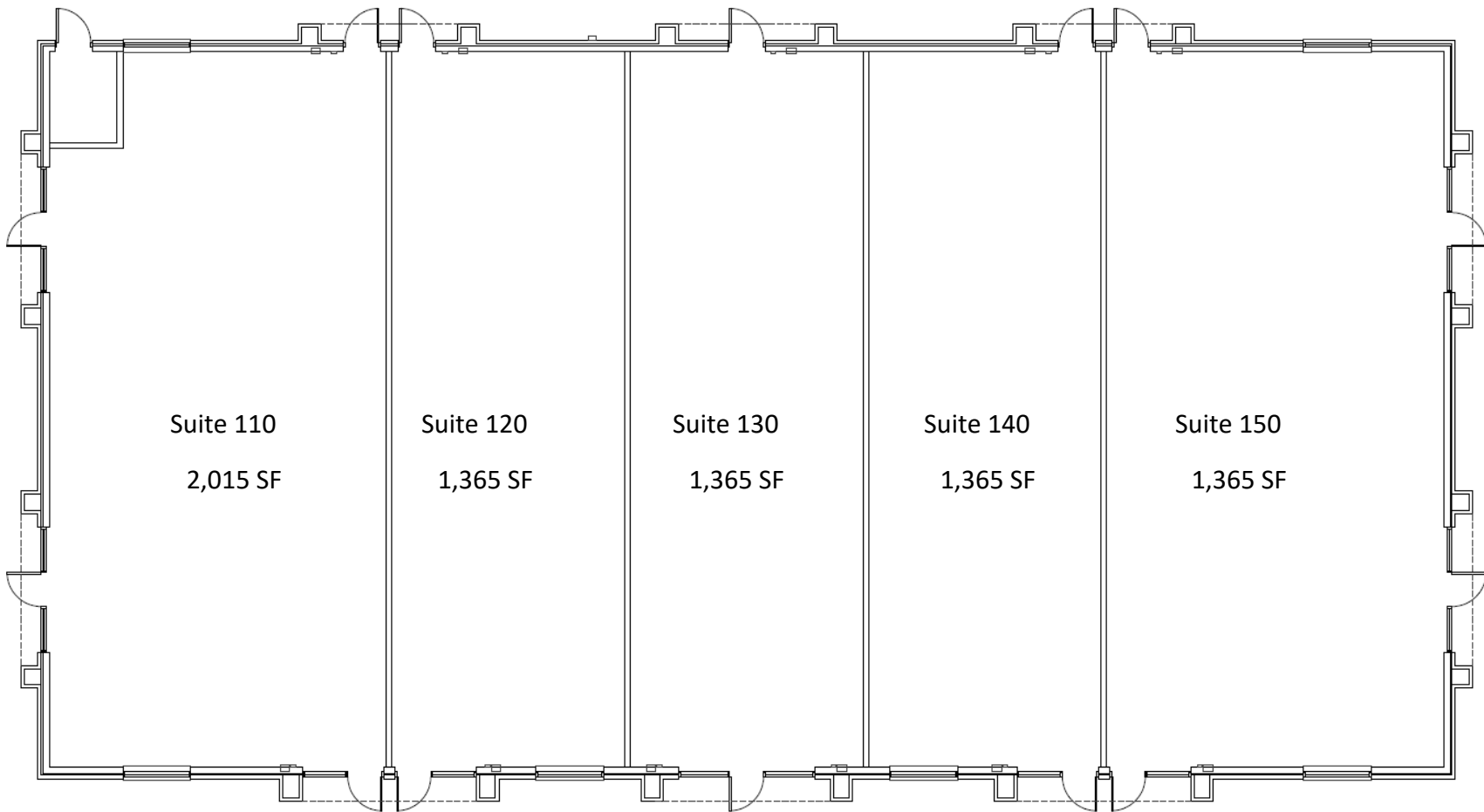
# Excellent Location !





# Proposed Site location and Map





Suite 110  
2,015 SF

Suite 120  
1,365 SF

Suite 130  
1,365 SF

Suite 140  
1,365 SF

Suite 150  
1,365 SF

FLOOR PLAN



## Building Elevations



North Elevation



South Elevation





EAST & WEST Elevation