

# \$3,050 - 2101 Memory Lane 101, Harker Heights

MLS® #517484

**\$3,050**

0 Bedroom, 0.00 Bathroom, 1,151 sqft  
Commercial Lease on 1.65 Acres

Joshuas Crossing Ph Two, Harker Heights, Texas

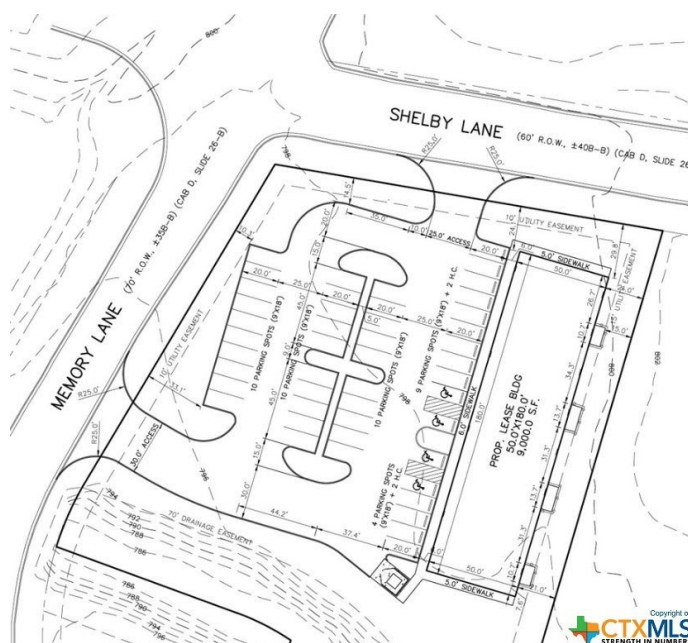
**LOCATION:** Located at the corner of Memory Lane and Shelby Ln in between Sam's Club and Super Walmart and just off of Interstate 14/Hwy 190. Other businesses in the area include: Seton Medical Center, Chuy's Tex Mex Restaurant, A Plus Federal Credit Union, Batteries Plus, Acropolis Greek Restaurant and Freedom Urgent Care.

**DESCRIPTION:** NOW LEASING! BREAKING GROUND FALL 2023. COMPLETION PROJECTED FOR 2024. Opportunity is knocking! This building is offered for commercial lease from 1,151 sqft up to 9,208 sqft. Finish-out is being offered by the Landlord for a truly turn key process. Finish-out could be from a finished vanilla shell to a full office or medical suite. Architect and engineering services are already in place.

A property pylon sign and the building facia will be available for great signage. 2 driveways will be available to make access easy. 40 plus parking spaces will be available. The property will offer a tenant dumpster. Tenants will pay their own utilities for power, water and data/phone. A detailed landscape plan will top off the beauty of the grounds.

Call today with your questions and let's find out how this property can work for your business.

**Exclusions:** No Restaurants, No smoke shops, No liquor/convenience/grocery store.



RENT: Rent for the end suite is based on \$2.25 psf base rent plus \$0.40 psf NNN for a total monthly rent of \$3,050.15.

- â€¢ Zoning: B-4
- â€¢ Building Square Footage: 9,208+/-
- â€¢ Neighborhood: Joshua's Crossing Phase Two
- â€¢ Lease Type: NNN
- â€¢ Also For Sale: No
- â€¢ Street Frontage: 440" (Corner Lot)
- â€¢ Flooring: Concrete Slab
- â€¢ Restrooms: 1
- â€¢ Offices: Open Shell or Other
- â€¢ Other Tenants: N/A

Built in 2023

### Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | 517484           |
| Price          | \$3,050          |
| Bathrooms      | 0.00             |
| Square Footage | 1,151            |
| Acres          | 1.65             |
| Year Built     | 2023             |
| Type           | Commercial Lease |
| Sub-Type       | Commercial       |
| Status         | Active           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2101 Memory Lane 101    |
| Subdivision | Joshuas Crossing Ph Two |
| City        | Harker Heights          |
| County      | Bell                    |
| State       | Texas                   |
| Zip Code    | 76548                   |

### Amenities

|           |                 |
|-----------|-----------------|
| Utilities | Water Available |
|-----------|-----------------|

View Other

### **Interior**

Heating Electric

Cooling Electric

Stories Other

### **Exterior**

Roof Other, See Remarks

Construction Masonry

Foundation Slab

### **Additional Information**

Date Listed August 9th, 2023

Days on Market 343

Zoning B-4

### **Listing Details**

Listing Office John Reider Properties II, Ltd

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.