

\$2,762 - 2101 Memory Lane 103, Harker Heights

MLS® #517494

\$2,762

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

Joshuas Crossing Ph Two, Harker Heights, Texas

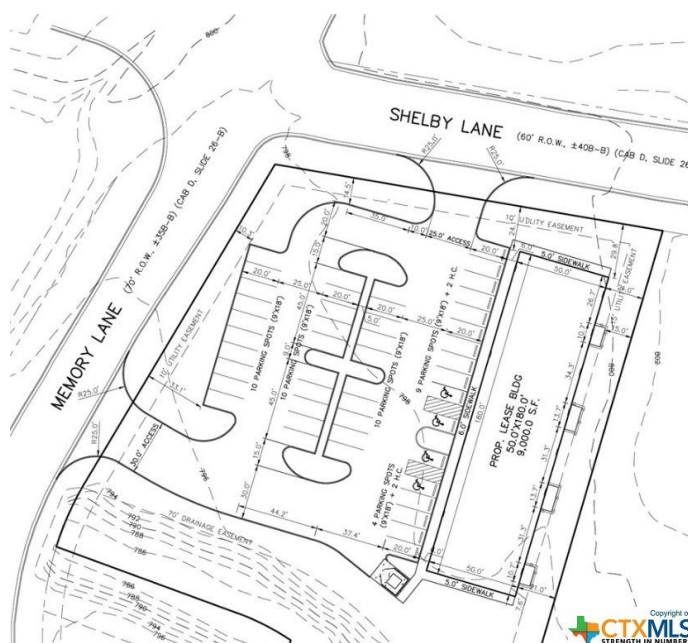
LOCATION: Located at the corner of Memory Lane and Shelby Ln in between Sam's Club and Super Walmart and just off of Interstate 14/Hwy 190. Other businesses in the area include: Seton Medical Center, Chuy's Tex Mex Restaurant, A Plus Federal Credit Union, Batteries Plus, Acropolis Greek Restaurant and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



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:

Built in 2023

Essential Information

MLS® #	517494
Price	\$2,762
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 103
Subdivision	Joshuas Crossing Ph Two
City	Harker Heights
County	Bell
State	Texas
Zip Code	76548

Amenities

Utilities	Water Available
View	Other

Interior

Heating	Electric
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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
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