

# **VILLAGE COMMONS OF MURPHY**

**OFFICE CONDOS FOR SALE**

**412 VILLAGE DRIVE  
MURPHY, TEXAS 75094**

**STOP PAYING RENT  
AND START GAINING EQUITY!**

**BRAND NEW**



**2,150 OR 4,300 SF SUITES  
4,300 SF SUITE CAN BE SUB-DIVIDED  
CUSTOM DESIGN YOUR OWN SPACE!**

**RE/MAX DALLAS SUBURBS PM  
418 VILLAGE DRIVE, SUITE 200, MURPHY, TX 75094  
469-916-1222  
sales@teamathey.com**

**CALL FOR CUSTOM DESIGN PRICING!**

# **VILLAGE COMMONS OF MURPHY**

**LOCATED IN THE ONLY EAST/WEST THOROUGHFARE IN THE TRADE AREA, THIS PROPERTY SITS AT A PRIME LOCATION IN A GROWING DALLAS SUB-MARKET.**

**STRONG INCOME LEVELS AND A RAPIDLY GROWING POPULATION BASE, COUPLED WITH AN UNDER-SERVED MARKET CREATE THE PERFECT OPPORTUNITY AT A STRATEGIC LOCATION.**

- \* BRAND NEW SHELL BUILDING**
- \* FAST GROWING AREA**
- \* ABUNDANT PARKING**
- \* CLOSE TO BAYLOR, WAL-MART, LOWES**
- \* CLOSE TO SCHOOLS AND RETAIL SHOPPING**
- \* IDEAL FOR OFFICE/MEDICAL/DENTAL**
- \* IN THE SAME COMPLEX AS RE/MAX DALLAS SUBURBS, ESTABLISHED FAMILY PRACTICE, AND DAYCARE FACILITY**
- \* VERIZON FIBER OPTIC AVAILABLE**
- \* MINIMUM DIVISIBLE: 2,150 SF**
- \* TRAFFIC COUNT: 40,314 ADV-FM 544 (SOURCE: CO-STAR)**

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**FINANCING AVAILABLE @ INDEPENDENT BANK  
SCOTT GRANT 817-929-9907**

# VILLAGE COMMONS OF MURPHY

## OFFICE CONDOS



412 Village Drive

Murphy, Texas

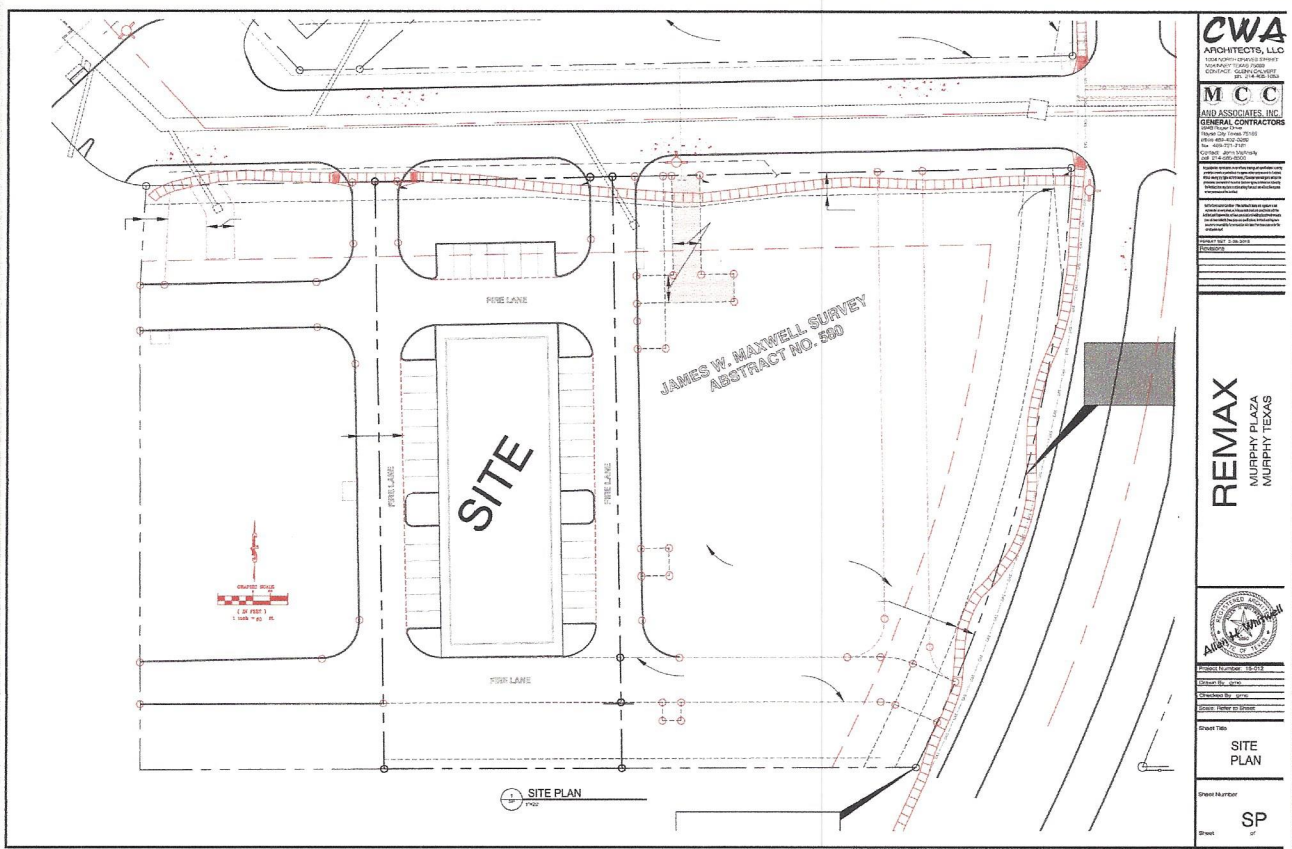
March 2016

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**AERIAL VIEW**

# VILLAGE COMMONS OF MURPHY

## OFFICE CONDOS



**SITE PLAN**

