

# STONEGATE PLAZA

## SPACE FOR LEASE

**HIGH PROFILE ALONG I-27**

Price Improvement -- November 2025

**Space # 1127**

North side  
of building



**1101 – 1127 N. I-27**

(Between US Hwy 70 & TX 194)

**PLAINVIEW, TX 79072**

**Roberts  
& Wilkins**  
REALTORS®

3009 OLTON ROAD, PLAINVIEW, TX 79072  
(806) 293-4413

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## Property Overview

Property Address:	STONEGATE PLAZA 1101 – 1127 N. I-27, Plainview, Texas
Property Type:	Multi-tenant (retail/office). Approx 12,000 SF.
Site attributes:	High profile. Great location & visibility. Well positioned in market
Signage:	Large pylon.
Access & Parking:	Side street off of I-27 service road. Cross-access with adjoining retail center. Ample off-street parking.
Utilities:	Tenant pays -- Electric, Gas, Water-Sewer-Trash
Current Tenants:	GoodFella's (restaurant), T-Mobile, Smoke Scene
Zoning:	GC - General Commercial
Potential Uses:	Retail, General office, Medical, Dental and more. Refer to zoning code.
Location Description:	<ul style="list-style-type: none"> <li>I-27 Service Road (West side)</li> <li>Along service road between US Hwy 70 &amp; TX 194.</li> </ul>
Area Property Types:	Walmart SC. Large & small retail, restaurants, offices, hotels, fuel, apartments, senior care.
• Space Available	• +/- 1,460 SF ..... Space #1127 (north side of the building)
• Base Rent: (Reduced – Nov 2025)	<ul style="list-style-type: none"> <li>\$1,500/month (approx \$12/sf)</li> <li>Rent quoted space “As Is”</li> </ul>
• Additional Rent + NNN	• Approx \$3.75/sf (subject to adjustment)
• Primary Term	• 3 - 5 years

### Overview

**+/- 1,460 SF. High Profile property Fronting on I-27  
Awesome visibility. Ample parking. Large pylon sign.**

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**Mostly open space. 2 restrooms.  
> Front area could be enlarged by removing the partial height walls <**

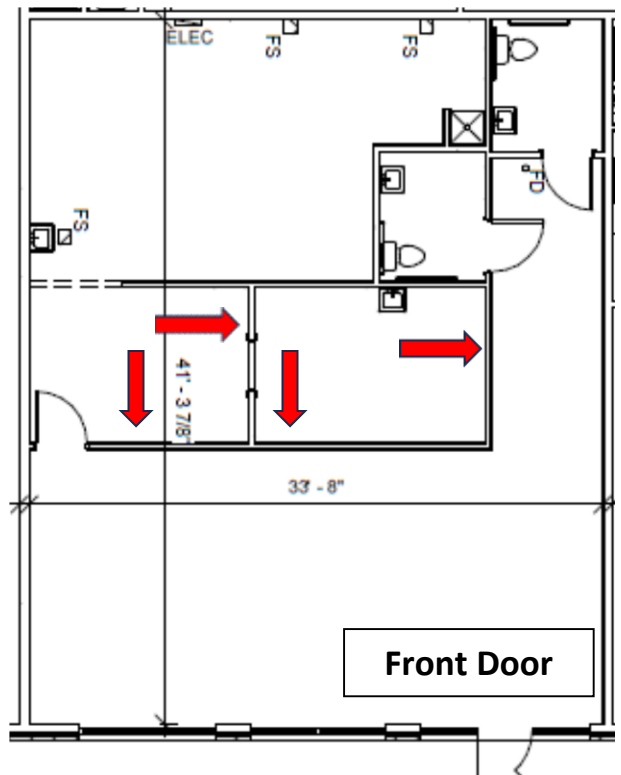
**Originally a sandwich shop (no grease trap).  
Since then, leased for retail and office.**

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**November 2025**

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**➔ Partial height walls could easily be removed to enlarge the front area.**

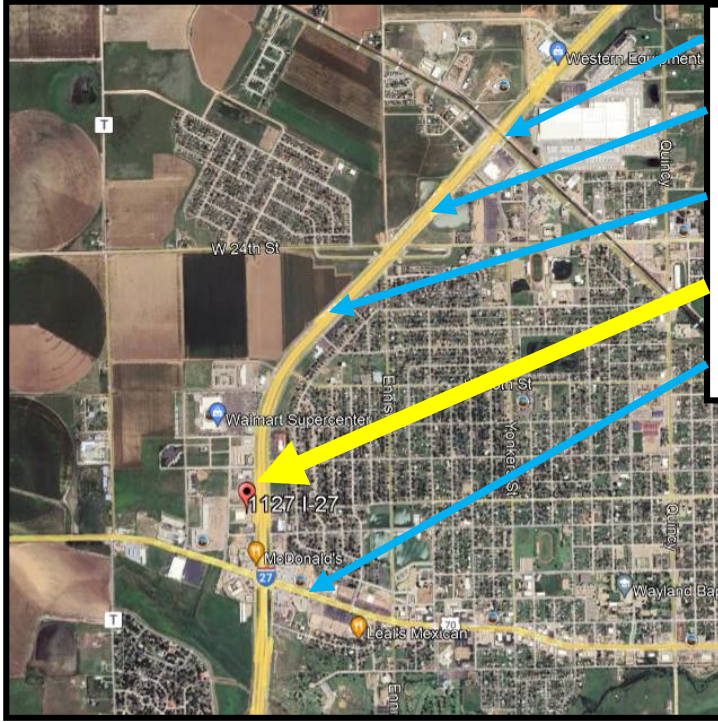


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# Aerial Photos (Google Earth)



TX 194 (aka Dimmit Hwy)

I-27

I-27 southbound off-ramp

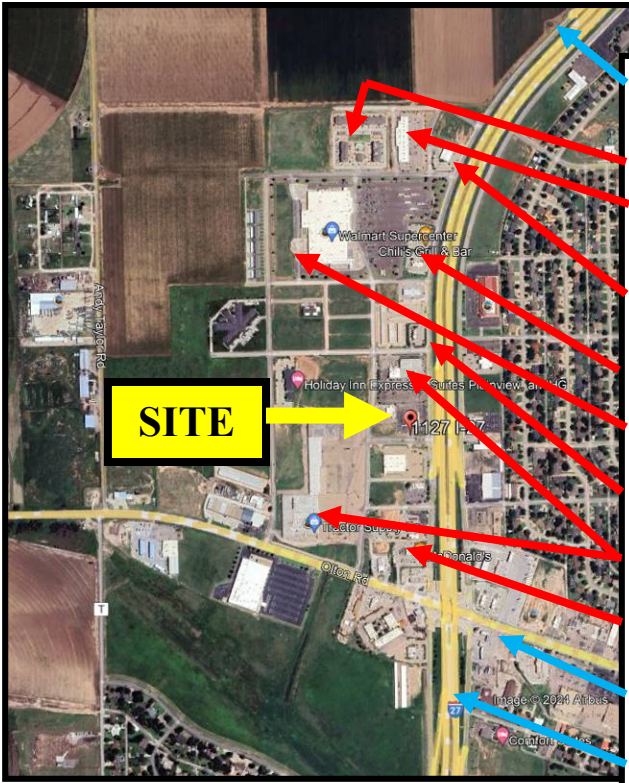
**SITE (Stonegate Plaza)**

US Hwy 70

# 1127



I-27



I-27 off-ramp

Stonebridge Apartments

Plainview SC

Plainview Commons SC

Chili's / Wendy's

Walmart Super Center

Tea2Go

Stonegate SC

Fast food & Fuel

US Hwy 70

I-27

**SITE**

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