

PLAINVIEW COMMONS

SPACE FOR LEASE

I-27 FRONTAGE



PRICE IMPROVEMENT



1601 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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Contact: David Kopp
CELL: 806.729.4878
david@robertswilkins.com

Property Overview

Property Address:	PLAINVIEW COMMONS 1601 N. I-27, Plainview, Texas
Property Type:	Multi-tenant (retail). Approx 13,000 SF.
Site attributes:	High profile. Great location & visibility. Well positioned in market.
Signage:	Building storefront.
Access & Parking:	Shared access (I-27 service road). Rear access (side street). Ample parking.
Utilities:	Electric, Water/Sewer/Trash. No Gas. Tenant pays.
Current Tenants:	Verizon, Great Clips, AT&T, GNC, Factory Connection
Zoning:	GC - General Commercial
Potential Uses:	Retail, General office, Medical, Dental and more. Refer to zoning code.
Location Description:	- I-27 Service Road (West side) - Along service road between US Hwy 70 & TX 194.
Area Property Types:	Walmart Super Ctr. Large & small retail, restaurants, offices, hotels, fuel, apartments, senior care.
Space Available	- Space C +/- 1,600 SF Approx 20' x 80'
<u>Base Rent:</u>	\$1,750/month (\$13/sf) ... was from \$15/sf - Rent quoted with space "As Is" --- with no TI \$ <u>Owner may consider a TI \$ to be negotiated</u>
<u>PLUS ... NNN</u>	Approx \$3.75/sf (subject to adjustment)
Primary Term	Owner prefers 5 years – but will consider 3 years

Overview

Come join 5 other national retailers
Verizon, Great Clips, AT&T, GNC, Factory Connection

Plainview Commons was built new in 2014
Fronting on I-27 Excellent visibility Ample parking

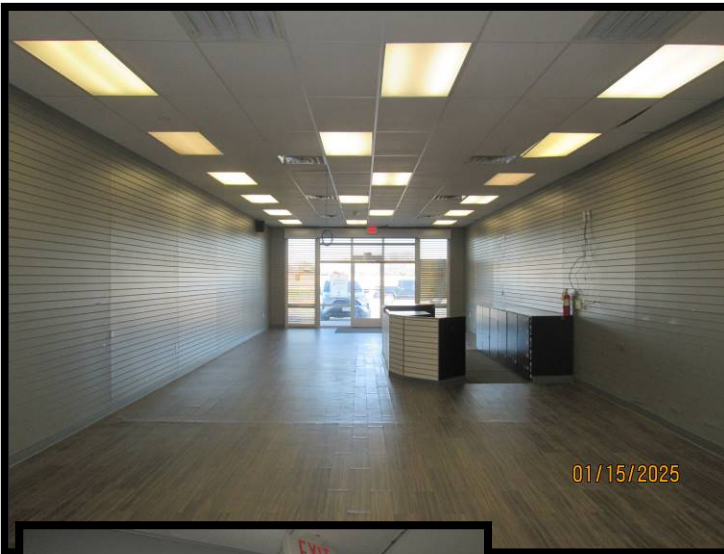
Space C +/- 1,600 SF (approx. 20' x 80')
Front Area (open). Back Area (1 restroom, storage, electrical, IT)

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August 2026

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SITE PARKING

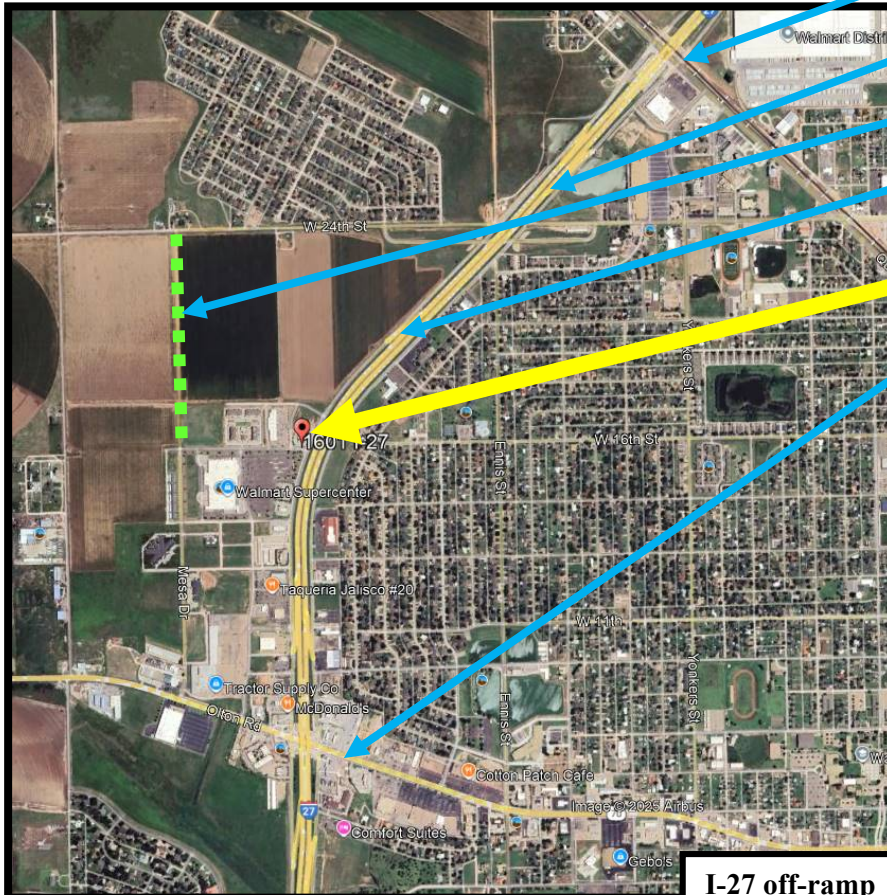
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Aerial Photos (Google Earth)



TX 194 (aka Dimmit Hwy)

I-27

Mesa Drive (Extension - opened 2024)

I-27 southbound off-ramp

SITE (Plainview Commons)

US Hwy 70



SITE



I-27 off-ramp

Stonebridge Apartments

Plainview SC

Walmart Super Center

Chili's

Tea2Go

Stonegate Plaza

Stonegate SC

Fast food & Fuel

Tractor Supply

US Hwy 70

I-27

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