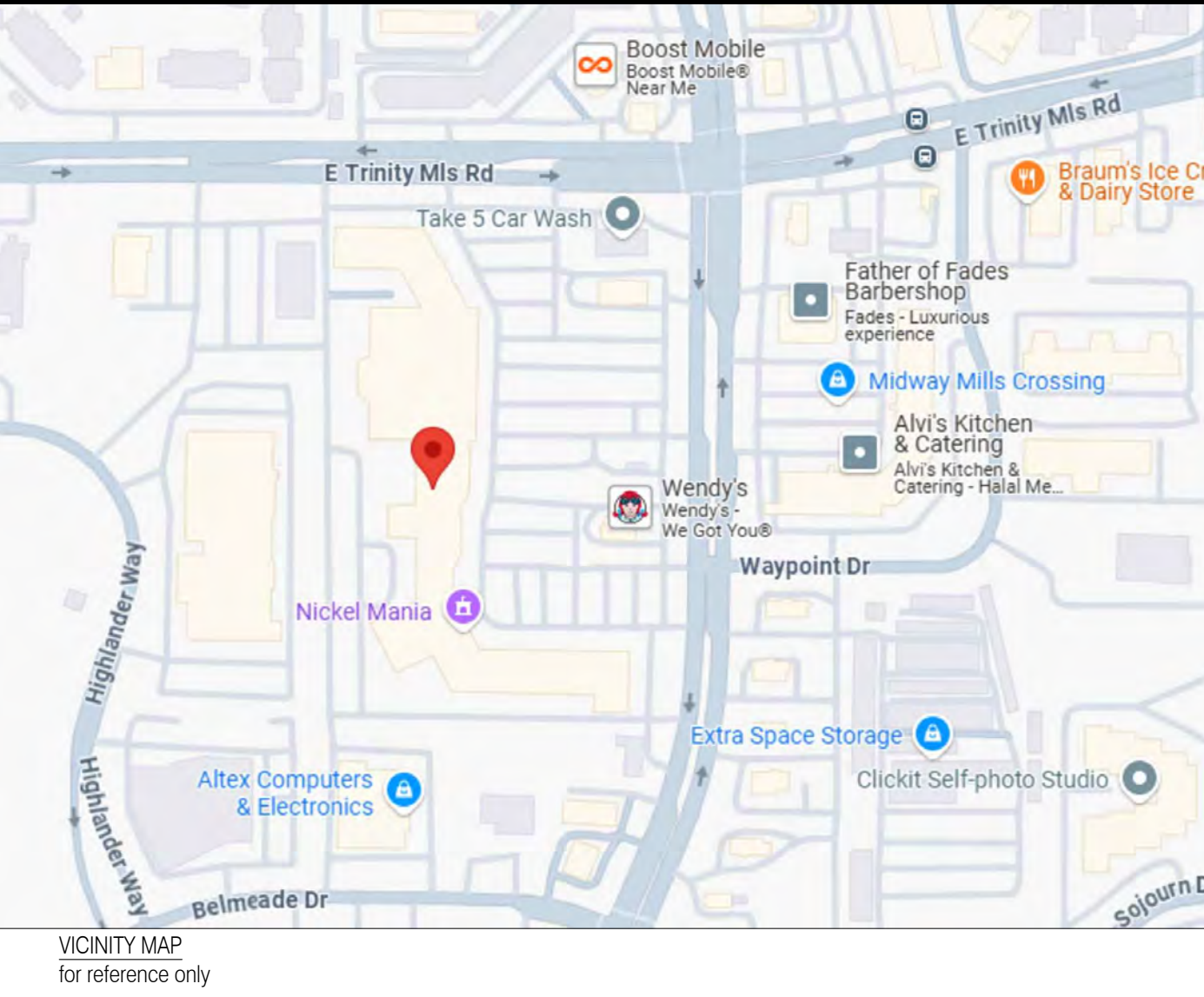
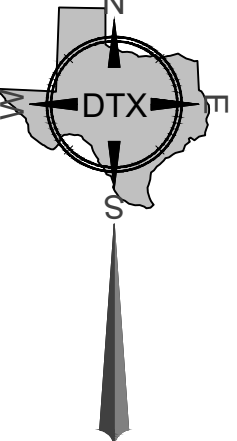


BENT TREE PLAZA CENTER

2661 MIDWAY ROAD
CARROLLTON, TX 75006



PROPERTY DATA		
2661 Midway Road		
Suite	Tenant	SF
100	EL AREPAZO VZLA	1,440
101	FLORIDA STYLE SEAFOOD	1,432
101-A	TINT STAR	1,368
102	AVAILABLE	2,100
103	HARBY'S BRAIDS	776
104	MILLS DONUTS	1,014
106	THE ISLAND SPOT	2,056
109	THE CHOP SHOP	6,120
114	CICI'S PIZZA	3,227
116	MJ ELECTRONICS	2,296
117	THE CELL PHONE SHOPPE	696
201	DOLLAR TREE	10,000
205	AVAILABLE	2,045
207	METROCREST RESALE STORE	8,238
209	ADDISON UPHOLSTERY	2,324
210	AVAILABLE	1,503
211	AVAILABLE	1,561
212	TODAY'S CUT	980
213	HERBALIFE	1,051
214	INTRINSIC FOUNDATION	2,451
216	GOLD BEAUTY SUPPLY	14,994
216CR	CAMERA ROOM	37
218	NICKLEMANIA	7,055
219	AVAILABLE	3,033
220	AVAILABLE	3,549
225	ONCE UPON A CHILD	6,101
228	T+T LEGEND NAILS	1,645
229	CHANEY STYLE BARBERSHOP	1,527
230	A+ DENTAL - DR. BABALOU	1,578
232	AVAILABLE	2,366
234	AVAILABLE	830
236	FUZZY'S TACO SHOP	3,087
239	SCHLOTZSKY'S	3,610
300	THE HUMAN BEAN	545
2655 Midway Road		
O.P.	WENDY'S	3,642



INNOVA DESIGN GROUP

INNOVA DESIGN GROUP, LLC
JONATHAN ESTRADA
1111 W. WOODROW RD UNIT 470
DALLAS, TX 75247
PH: (214) 296-7930
EMAIL: JONATHAN@INNOVADTX.COM

PROJECT ADDRESS:
**2661 MIDWAY RD
SUITE 109 & 110
CARROLLTON, TX 75006**

DATE: 5.30.25
DESC: IST DRAFT

REVISIONS:

PROJECT DATA:
COMM. INTERIOR REMODEL,
NEW LOUNGE "CODED LOUNGE"
NEW CO. EXISTING FOOD ESTABLISHMENT TO BE
SEPARATED TO 2 SUITES
CRESTVIEW CORNERS
BLK C LOT 2 & 463 ACS

SCALE:
NOTED

DATE:
07.08.25

SITE PLAN

SHEET DATA:
A - 0.1

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. HOWEVER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION, BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNERS/BUILDERS MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY. ONCE, ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

SITE PLAN

THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSE OF SHOWING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDING FOOTPRINT CONTAINED BY THE OWNERS. BUILDING SIZES, SITE DIMENSIONS, ACCESS AND PARKING ARE NOT CREDITING TO ANY LOCATION, AND LOCATIONS ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE EXPRESSLY RESTRICTED HEREIN.

SITE LEGEND	
	ROOF LADDER ACCESS

PARKING TOTALS	
STANDARD:	811
HANDICAP:	11
TOTAL:	822

JOHN R. WEST
LEASING AGENT
972.931.7400 EXT. 213
JWEST@SABREREALTY.COM

CARLA VISNICK
SENIOR PROPERTY MANAGER
972.931.7400 EXT. 215
CARLA@SABREREALTY.COM



SUITE 110

THESE PLANS ARE INTENDED TO PROVIDE INFORMATION TO THE OWNER AND ARCHITECT. THE PLANS ARE NOT TO BE REPRODUCED OR SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE KEPT IN THE POSSESSION OF THE OWNER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHALL BE RESPONSIBLE FOR ALL SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. THESE PLANS ARE NOT TO BE LOANED, COPIED, OR RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

CREAT, CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN LOCAL CODES, THE ARCHITECT AND OWNER OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY VIOLATIONS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO ONE (1) COPY. NO MORE. ONCE, ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. THE ARCHITECT SHALL BE SUED FOR PROSECUTION UNDER COPYRIGHT LAWS.