



Winton St.

Skullman St.

ADDRESS: LOT II, BLOCK 2875
6060 MOCKINGBIRD LANE
DALLAS, TEXAS

OWNER: FOUNTAIN CAPITAL
8350 N. CENTRAL EXPY., SUITE 1725
DALLAS, TEXAS 75206
STEPHEN SWAIN
214-264-5974
SWAIN@FTNCAPITAL.COM

CONTRACTOR: DALLAS DESIGN BUILD
6916 ECHO CANYON
MCKINNEY, TEXAS 75070
SAM ELLIS
972-877-6630
SAP@DALLASDOB.COM

ZONING: CR

BUILDING SQUARE FOOTAGE:		PARKING
PET SUPPLIES	9,872 s.f. (50.41%)	49.56
RETAIL SPACE "B"	2,867 s.f. (14.64%)	14.34
RETAIL SPACE "C"	3,583 s.f. (18.30%)	17.92
RETAIL SPACE "D"	3,262 s.f. (16.66%)	16.31

LEASABLE SPACE	19,584 s.f.	98 SPACES
UN-LEASABLE SPACE	1,156 s.f.	

⊙ NORMAL 8'6" x 18' SPACES =	79
⊙ HANDICAP 8' x 18' SPACES =	5
⊙ COMPACT 7'6" x 16' SPACES =	29 (25.66%)
TOTAL PARKING PROVIDED =	113 SPACES

NOTE:
1. SQUARE FOOTAGES ARE BASED ON THE OUTSIDE OF EXTERIOR WALLS, AND CENTERLINE OF INTERNAL DEMISING WALLS.

