

**1.23 +/- ACRE COMMERCIAL/RETAIL SITE  
LAKE BREEZE ESTATES  
LAVON, TEXAS**

LOCATION: State Highway 78 south of FM 6, Lavon  
(Northwest corner of Hwy. 78 and future Cedar St.

SIZE: 1.23 +/- acres.

PRICE: \$17.00 per Sq. Ft. (Approximately \$910,840.00).

USE: The anticipated use of this property is for restaurants, other retail, or Office.

ZONING: The property is annexed into the City of Lavon and is approved for specific zoning per the Planned Development Ordinance.

FINANCING: Cash or conventional.

This property is located at the northwest corner of Hwy. 78 and future Cedar St. and will have a traffic light at the intersection.

This commercial zoned section of Lake Breeze Estates is adjacent to the Lake Breeze Estates residential development of 109 platted lots. The property is an excellent retail site across the highway from two other major developments that are in the construction stage. The LakePointe Development is approximately 200 acres and will be mostly single-family homes. Adjoining that development is the Elevon Development (formerly Abston Hills Community), a mixed-use development of approximately 1,600 acres currently under development. Lavon is experiencing explosive growth as residential development continues with these developments and other developments that are in process. This increase in residential development is adding to the need for commercial/retail development in the area.

It is believed that this corner at Highway 78, a six-lane divided highway at FM 6, and the property along the frontage of Highway 78 will become increasingly important for retail businesses to service the increasing population in the area.

The information contained herein and in any attachments is not guaranteed and we make no warranty or representation about it. It is the responsibility of the reader to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## **LAKE BREEZE ESTATES REMAINING PROPERTIES**

The aerial photo shows the properties that have been sold and closed and the properties that are now under contract of sale. The remaining tracts are marked "Available". Information on the 1.23 +/- acres is shown above. Please contact Gerald Porter, Gerald Porter Real Estate at 214-676-3818 for details and pricing of the remaining tracts.