

1 ACRE TO 4.65 +/- ACRE COMMERCIAL SITES

LAKE BREEZE ESTATES

LAVON, TEXAS

LOCATION: Southwest quadrant of State Highway 78 and Cedar Street

SIZE: 1 acre to 4.65 +/- acres available

PRICE: \$13.00 per Sq. Ft. for Lots 7, 8, 9 (1 +/- acre each)
\$14.50 per Sq. Ft. for Lot 10 (1.65 +/- acres)

USE: Lots 7, 8, 9: The (PD) Planned Development Ordinance calls for Office or Institutional uses. Institutional uses can include Day Care and Educational facility, Assisted Living, Nursing Home, Medical and Dental offices among other uses.

Lot 10: All uses including restaurants, medical/dental facilities, and many other retail or office uses stated in the (PD) Planned Development Ordinance apply.

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

FINANCING: Will consider owner financing, as well as cash or conventional.

This commercial zoned section of Lake Breeze Estates, a 25 + acre Planned Commercial/Retail development is adjacent to the Lake Breeze Estates residential development of 109 platted lots. The development provides excellent retail sites as well as office and institutional sites 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, 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.

The property is visible and readily accessible from Highway 78.

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.