

7.85 +/- ACRES
REMAINING AVAILABLE COMMERCIAL/RETAIL SITES
LAKE BREEZE ESTATES
LAVON, TEXAS

Five lots remain available in the Lake Breeze Estates Commercial/Retail Section Planned Development for a total of 7.85 +/- acres. Four of the five lots are contiguous, containing a total of 4.65 +/- acres with the remaining tract being 3.2 +/- acres.

The development is within the rapidly growing city of Lavon and fronts on State Highway 78 across Highway 78 from the 200-acre LakePointe Development which borders the Eleven 1,600-acre development currently under construction and is near other major developments. This increase in residential development is adding to the need for commercial/retail development in the area.

Recognizing this market, Walmart, McDonald's, Whataburger and Golden Chick recently announced their planned development of stores in Lavon as well as other national retailers who have already located there such as Taco Bell, Starbucks, Spec's Wines, Spirits & Finer Foods, AutoZone, O'Reilly Auto parts and several others.

For individual lot pricing please see Information Sheets attached or Call Gerald Porter, Broker at 214-676-3818.

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.