

Harbour Realty Corp.

13.35 Acres

Local Retail - Exclusive

\$5,800,000 Million (\$10.00/SF)

Pad Sites Also Available

Will Sub-Divide – Prices Below

NEC Belt Line & Tripp Road, Sunnyvale, TX

Belt Line Road is a major six-lane divided thoroughfare, which runs north-south, connecting I-30 to the north and U.S. 80 to the south. Tripp Road is the south property line of Subject Tract. According to a master thoroughfare plan for Sunnyvale, Tripp Road may eventually be widened to a four-lane divided thoroughfare east of Belt Line Road in Sunnyvale.

Subject Tract has 1,020' of frontage on Belt Line Road and 581' of frontage on Tripp Road

Tract 1:	2.00 Ac @ \$17.22/SF	\$1,500,000
Tract 2:	1.44 Ac @ \$13.15/SF	\$ 825,000
Tract 3:	1.44 Ac @ \$13.15/SF	\$ 825,000
Tract 4:	1.58 Ac @ \$13.80/SF	\$ 950,000
Tract 5:	1.95 Ac @ \$11.77/SF	\$1,000,000
Tract 6:	4.85 Ac @ \$ 6.63/SF	\$1,400,000
		\$6,500,000

Demographics

Population:

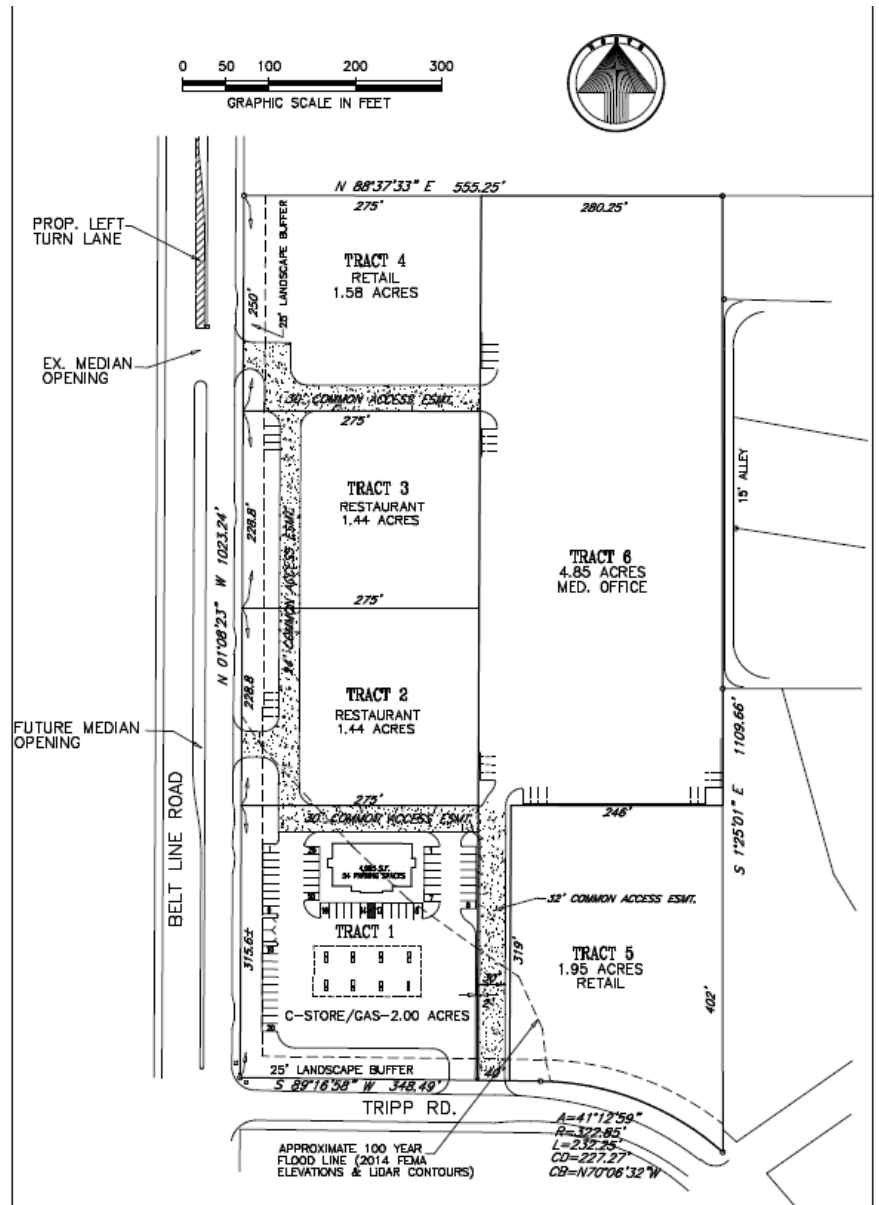
1 Mile =	9,199
3 Miles =	74,906
5 Miles =	232,290

Income:

1 Mile =	89,590
3 Miles =	75,707
5 Miles =	69,734

Harbour Realty Corp.

972-354-2410 office
 972-354-2412 fax
 4400 Arcady Ave.
 Dallas, Texas 75205
 TREC Real Estate Broker License 0451311



Contact:

Bruce Harbour
972-354-2410

bharbour@jfcree.com

Harbour Realty Corp.

13.35 Acres

Local Retail - Exclusive

\$5,800,000 (\$10.00/SF)

Pad Sites Also Available

Will Sub-Divide

NEC Belt Line & Tripp Road, Sunnyvale, TX



- Prime Retail Corner at NEC of Belt Line & Tripp Road
- Traffic Count Belt Line Road: 35,000
- Several New Residential Subdivisions Within One (1) Mile of Site
- All Utilities To Site

Harbour Realty Corp.

972-354-2410 office

972-354-2412 fax

4400 Arcady Ave.

Dallas, Texas 75205

TREC Real Estate Broker License 0451311

Contact:

Bruce Harbour

972-354-2410

Bharbour@jfcrc.com

The information contained herein was obtained from sources believed to be reliable. Harbour Realty Corp., however, makes no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or withdrawal, without notice, prior to a sale or lease.