

RETAIL SITE LAVON, TEXAS

LOCATION: Southwest quadrant of State Highway 78 and State Highway 205, fronting Hwy. 205

SIZE: Approximately 1.5 acres

PRICE: \$18.00 per Sq. Ft. (Approximately \$1,176,120.00)

ZONING: Retail

UTILITIES: Water and electric are currently available and an easement for access to existing sewer south to Endeavour Blvd. will be executed at closing.

The property is an excellent retail site near the active intersection of Hwy. 78 and Hwy. 205 which is being widened to four lanes, divided. In addition to the existing developments including the Grand Heritage developments, Lavon is experiencing explosive growth as residential development continues with the 1,600-acre Elevon Planned Development, the 200-acre LakePointe Development, Lake Breeze Estates and other residential developments. This rapid increase in residential development has produced an additional need for retail businesses.

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.

