

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

LOCATION: Southwest quadrant of State Highway 78 and FM 6 adjacent to the corner.

SIZE: 3.2 +/- acres

PRICE: \$16.00 per Sq. Ft. (Approximately \$2,230,272.00)

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.

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

This commercial zoned 25+ acre section of Lake Breeze Estates is adjacent to the Lake Breeze Estates residential development of 109 platted lots. The property provides excellent retail 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 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 this corner/quadrant at Highway 78, a six-lane divided highway at FM 6, to also be widened to four lanes, divided, 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.