

# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES



301 Lavon Dr, Garland, TX 75040

**For Sale: 0.94 Acres**

<b>List Price</b>	\$350,000
<b>Price Per SF</b>	\$8.55
<b>SF</b>	±40,946
<b>AC</b>	0.94
<b>Traffic Counts</b>	±38,000
<b>Zoning</b>	PD 10-20

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**Prime Location:** Located less than 30 minutes away from Downtown Dallas with an average household income of over \$100,000 within a 5 mile radius.

**Excellent Development Opportunity:** PD zoning that allows for many types of uses, with pre approved plans for warehousing.

**Strong Traffic Counts:** Over 38,000 VPD in surrounding area

**Strategic Positioning:** Site with strong visibility and accessibility. Located in the heart of Garland, TX with superior frontage on HWY 78.



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