

Harbour Realty Corp.

Approx. 1.98 Acres
C-1 Commercial
Exclusive

NEC LBJ & LAKE JUNE, BALCH SPRINGS, TX



- Traffic Count LBJ Freeway: 142,474
- Traffic Count Lake June Road: 26,300
- All Utilities to the Site
- Easy Access From LBJ Freeway
- Tracts for Fast Food, Bank/Credit Union,

Harbour Realty Corp.

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

Contact:
Bruce Harbour
972-354-2410
Bharbour@jfcrc.com

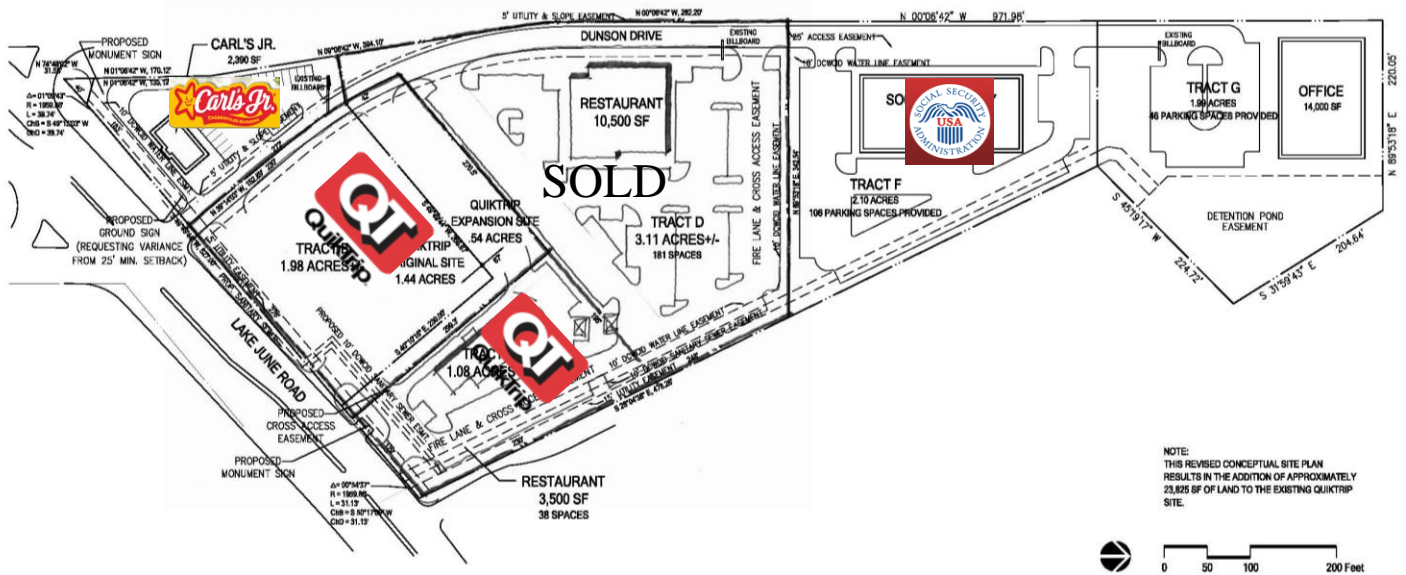
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INTERSTATE HIGHWAY 635 (LBJ FREEWAY)



CONCEPTUAL SITE PLAN

LAKE JUNE ROAD/LBJ FREEWAY NEC
BALCH SPRINGS, TEXAS

Job #: 84020
File Name: SP-34a.dwg
Date: 05/10/18
Drawn by: BEM/JWW



GFF Planning

2808 Fairmont Street
Suite 300
Dallas, Texas 75201
214.303.1500/tx
214.303.1527/tx
www.gff.com

Demographics:

Population: 1 Mile = 8,959
3 Miles = 92,224
5 Miles = 204,797

Income: 1 Mile = 55,435
3 Miles = 57,983
5 Miles = 59,998

Tract A (Carl's Jr.)	.72 Acres	N/A	N/A
Tract B (QuikTrip)	1.98 Acres	N/A	N/A
Tract C (QuikTrip)	1.01 Acres	N/A	N/A
Tract D	3.00 Acres	N/A	N/A
Tract F(Social Security)	2.1 Acres	N/A	N/A
Tract G	1.98 Acres	\$8.00/SF	\$700,000

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