

**3-ACRE COMMERCIAL/RETAIL SITE
(Will divide)
LAKE BREEZE ESTATES
LAVON, TEXAS**

LOCATION: Southwest quadrant of State Highway 78 and FM 6.

SIZE: Three acres. (Will divide.)

PRICE: Please contact Gerald Porter, Broker regarding pricing. 214-676-3818.
gporter@geraldporter.com

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.

UTILITIES: Water and sewer are at the site.

This commercial zoned section of Lake Breeze Estates is adjacent to the Lake Breeze Estates residential development of 109 plated lots. The property provides excellent retail sites across the highway from two other major developments. The LakePointe Development is approximately 200 acres and is mostly single-family homes. Adjoining that development is the Elevation Development, a mixed-use development of approximately 1,600 acres currently under development. Lavon is experiencing explosive growth as residential development continues with these developments 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 the property along the frontage of Highway 78 and this 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.