

8503 S. I35

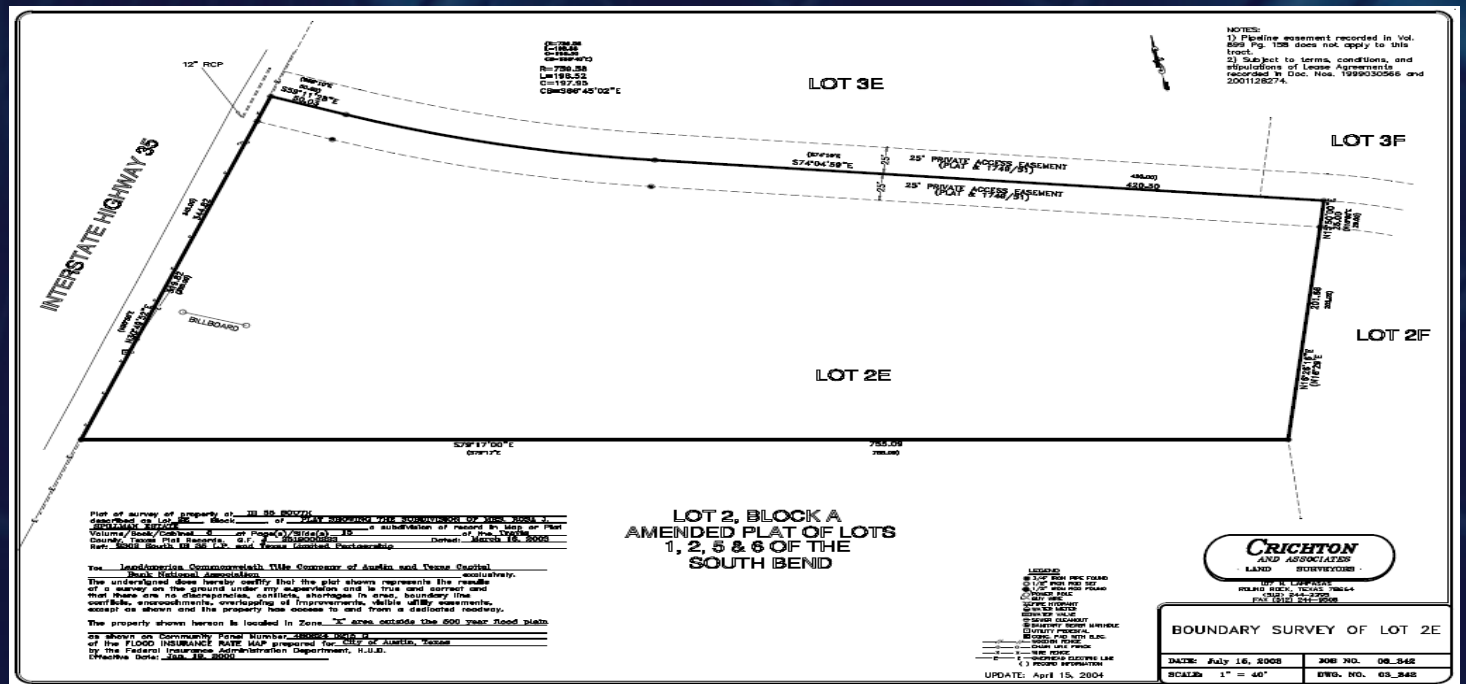
Site Size: 4.33 Acres

Zoned: GR-CO

Utilities: Electric is located at the street, 12" DI water line, nearby 8" sewer line

Traffic Count: 140,000 VPD – 2009 TXDOT Traffic Map

Offering price: \$1,500,000



Dustin Riggs
Stephen Brown

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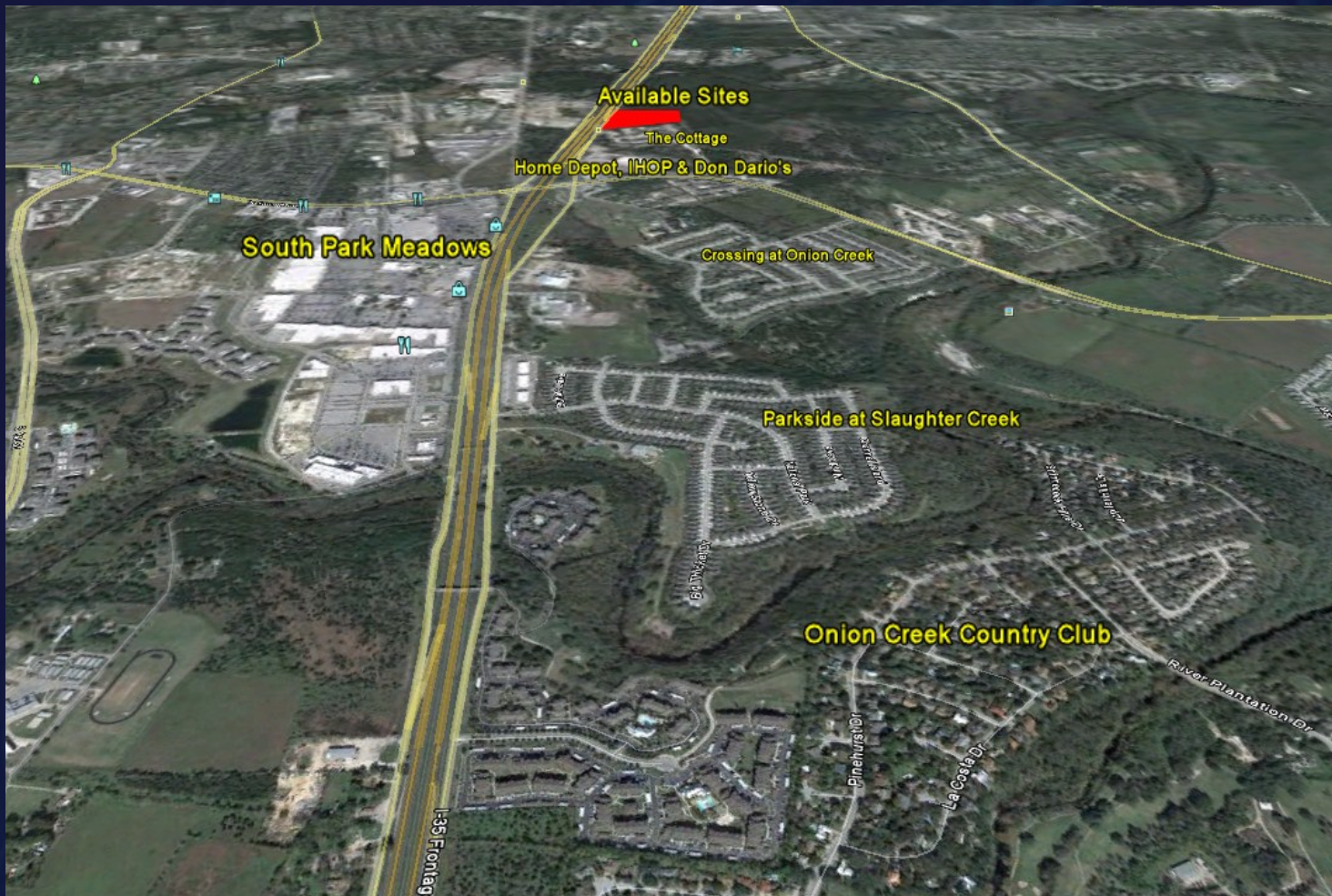
South Park Meadows: New 425 acre mixed use development with 1.6 million square feet of retail space, 650 apartment units, and 350 homes.

Onion Creek Country Club: Is a 1,200+ home country club community that features the highest predominate home values within 5 miles.

Parkside at Slaughter Creek: +/- 5 year old 452 home community

Crossing at Onion Creek: +/- 5 year old 375 home community

Home Depot Site: 100,000 square foot Home Depot, gas station with convenient store, International House of Pancakes, and Don Dario's mexican food restaurant.



The Cottages: A recently developed townhome style luxury apartment complex with 336 Units. The community has the highest rental rates in the area.

Adjacent acreage: The surrounding acreage remains vacant. The highest and best use appears to be for additional single family and multifamily developments.

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