



**22.53 acres +/- of retail-300' deep**

**113 .375 acres +/- flexible use including commercial**

**Commercial/Retail/Office**

**Property within PD of Grand Heritage Development**

**Contact Alan Bain, World Land Developers 214 880 8400 abain@petrohunt.com**

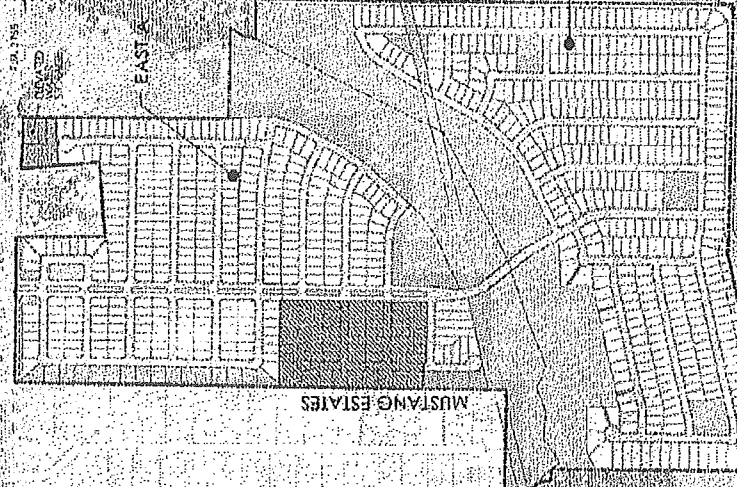
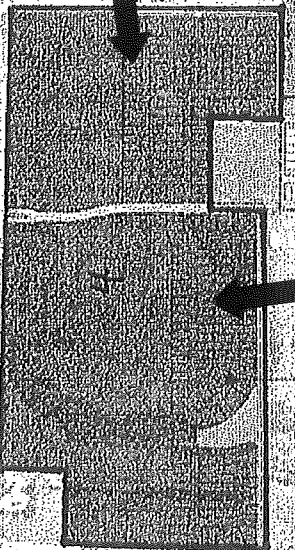
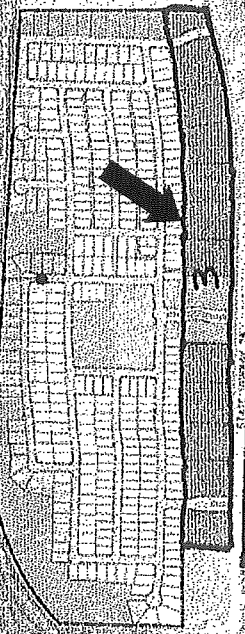
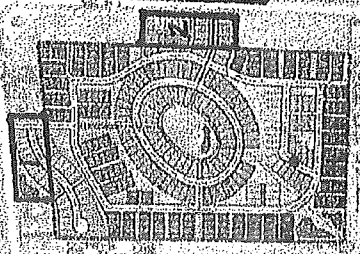


**Property located in City of Lavon**  
**Zoning – PD**  
**Current Traffic counts from TXDOT**  
**Highway 78 – 25,000 ADT**  
**Lavon Water Supply Corporation**  
**6", 8" and 12" lines along Hwy 78**

**Population within 10 minute drive – 11,683**  
**Average Age of Lavon Resident – 36**  
**Average Household income \$81,776**  
**Reconstruction of Hwy 78 to 6 lane divided road underway**

Commercial PID:

- West C - 2,521 Acres
- West C - 2,755 Acres
- West A - 22,530 Acres
- West B - 113,375 Acres



LEGEND

- 50' x 70' - SINGLE FAMILY RESI  
5,000 SF MINIMUM
- 50' x 70' - SINGLE FAMILY RESI  
5,000 SF MINIMUM
- 70' x 10' - SINGLE FAMILY RESI  
7,000 SF MINIMUM
- 50' x 10' - SINGLE FAMILY RESI  
5,000 SF MINIMUM
- 35' x 72' - SINGLE FAMILY RESI
- 35' x 89' - SINGLE FAMILY RESI
- 35' x 97' - SINGLE FAMILY RESI
- 38' x 103' - SINGLE FAMILY RESI
- FLEXIBLE USE:  
SINGLE FAMILY RESIDENTIAL /  
COMMERCIAL / RETAIL / OFFICE
- COMMERCIAL / RETAIL / OFFICE
- AMENITY CENTERS / PARKS /  
OPEN SPACE
- ELEVATED WATER STORAGE/  
MUNICIPAL USES
- POTENTIAL SCHOOL SITE

OVERALL LAND PLAN



SUMMARY								
SINGLE FAMILY RESIDENTIAL LOTS								
	EAST A	EAST B	WEST A	WEST B	WEST C	WEST D	WEST E	TOTAL
x 72'			79					79
x 83'			63					63
x 97'			53					53
x 103'			56					56
x 100'	254	376	184	184	121			1099
x 110'		35	118				82	239
x 110'			45					45
x 115'	25		10				14	59
TOTAL	413	408	250	383	121	82	94	1755

HERITAGE DEVELOPMENT

City of Lavon, Texas

July 25, 2005

Carter-B