

Developments in Lavon as of April 2020

2020- Lake Breeze-Sorrels Development Approximately 66 acres on FM 78 with plans for residential lots plus commercial tracts along SH 78 and 5 acres commercial at corner of FM 6 and SH 78. Annexation complete, Planned Development zoning is complete. Preliminary Plat is pending. Will Sorrels, Owner 214 778 7272. For Commercial tracts see Gerald Porter 214 676 3818.

2019-Lakepoint Commercial Development – Retail corner at SH 78 and FM 6 approximately 27 acres is planned for retail and flex uses. Part of 600 residential development. See Michael Nader 214 425 0858 M.nader@lenartdevelopment.com.

2019 –Lakepointe by Lenart Development Co. LLC 200 acres at SE corner of SH78 and FM 6; Steve Lenart 469 446 3544 s.lenart@lenartdevelopment.com. Development Agreement approved, annexation and zoning completed. Preliminary plat approved for 700 residential lots. PID financing plans approved for residential. Phase 1- 161 lots to be available in August 2020. Blue Haven Homes is the homebuilder. Phase 1 Construction underway.

2019- Lavon Farms On FM 2755 Developed by Tesch Development & Management Co. Bob Tesch contact bob@teschassociates.com 512 970 0530 150-lot residential development construction in progress. Pacesetter Homes 214 234 2454 and Meritage Homes 877 455 Meritage www.meritagehomes.com . Lots now available. Building permits are now being issued. Construction of homes are underway.

2019 –Abston Hills by MA Development 1,600 acres under planning stages for master plan development in eastern portions of Lavon. John Marlin 972 897 2924 jmarlin@madev.com. Infrastructure agreement and entitlements pending. No applications received by City.

2019- Retail Center – SH 78 at Burleson Dr.- 8,600 sf retail center planned. See Thad Beckner at 972 764 5404 tbeckner@inroadsrealty.com

2019 – SH 205 Addition – Commercial lots have completed the preliminary plat stage for retail pad sites along SH 205 starting at SH 78 intersection with SH 205 down the northeast side of SH 205. No users identified as of this date. jblackburn@petrohunt.com 214 532 8198

2019 – Crown Label The new printing industry building, Crown Label Company was completed in 2019 with equipment moving into the building in late summer.

2019- O'Reilly Auto Parts – Store is open now.

2019- Nesmith Elementary School – 8 classroom expansion is complete

2019 – Collin County Facility – Plans are beginning the construction of this facility behind the Independent Bank on SH 78 by first of the year.

2019 – SH 205 Widening – Plans (60%) and construction to start in December 2020 for TXDOT to widen SH 205 from 2 lanes to 4 lanes beginning at the SH 78 & SH 205 intersection.

2019 – City of Lavon Sanitary Sewer Treatment Plan Expansion Completion of the Treatment Plan is expected in the second quarter of 2020. This expansion will double the capacity of the facility.

2019 - Bear Creek Special Utility District Water Pump Station and Ground Storage on Geren Rd. Construction is complete.

2019 – Bear Creek East, Ph 3, 4, 5 Bloomfield Homes developing a 454-lot residential development south of Bear Creek Subdivision. This will include an amenity center and trail system. Preliminary Plat is approved. A bridge over Bear Creek is being constructed for the development. Phase 3 with 161 homes expected in Dec 2020.

2019 – Bear Creek South An additional subdivision south of the Bear Creek East is also pending development with Bloomfield Homes. Annexation is complete.

2019 - Crestridge Meadows On CR 484 south of Traditions West. Zoning for 274 lots approved. Phase 1 for 140 lots is under construction. Phase II final plat has approved in April, 2020. Starlight Homes of Ashton Woods homes is developing the project. Contact Daniel Satsky daniel.satsky@astonwoods.com . Lots expected to be available in May 2020.

2019 – Traditions Phase 2 Bloomfield Homes developing this 111-lot residential subdivision between Traditions & Traditions West. Grading and road development is in progress with infrastructure construction. Lots to be available April/May 2020. Contact Don Dykstra don@bloomfieldhomes.net.

2019- 7-Eleven Store Development of the 7-Eleven Store was completed in January 2019.

2019- New retail stores Within the 100 Lake Road Street Retail Building 3 new retail stores 5 Flooring & Plus, St. Paul Pharmacy, Lavon Nail Art & Spa. In retail buildings at SH 78 new businesses include Sawaaro Spa, Lavon Pharmacy, Bayside Nutrition, Good Fella's Pizza.

2016-2019 Traditions and Traditions West Bloomfield Homes Developer and Builder 888 934 6583 www.Bloomfieldhomes.net 972 877 1508 Home building started in 2017 and is built out. Traditions has 97 lots; Traditions West has 84 lots.

2008-2019 Grand Heritage, Grand Heritage West and Bear Creek
By World Land Development Contacts: Alan Bain 214 880 8400 abain@petrohunt.com & David Schnurbusch, P. E. 214 882 3198 dschnurbusch@usaengineers.com 869 homes to date DR Horton and Bloomfield Homes. Commercial tracts available now see John Blackburn 214 880 8540.