

LAVON

11.7 Acres

1/2 + Acre Pad Sites

Lake Breeze Estates  
(109 Single Family Lots)

4.4 Acres

~~6.4 Acres~~  
Commercial

2 Acre Corner -  
**SOLD**

Hwy. 78

FM 6

LakePointe  
Development





Lake Breeze Estates

6.47 Acres  
4.4

Pad Sites

11.7 Acres  
Commercial

FM 6

LakePointe Development

Hwy. 78

COUNTY ROAD 486

FM 6

# LAKE BREEZE ESTATES

- 17 Lots\_76' x 170'
- 18 Lots\_65' x 130'
- 62 Lots\_65' x 120'
- 12 Lots\_60' x 120'
- 2 Lots\*\_65' x 116'

Lot 1  
0.4 Acre



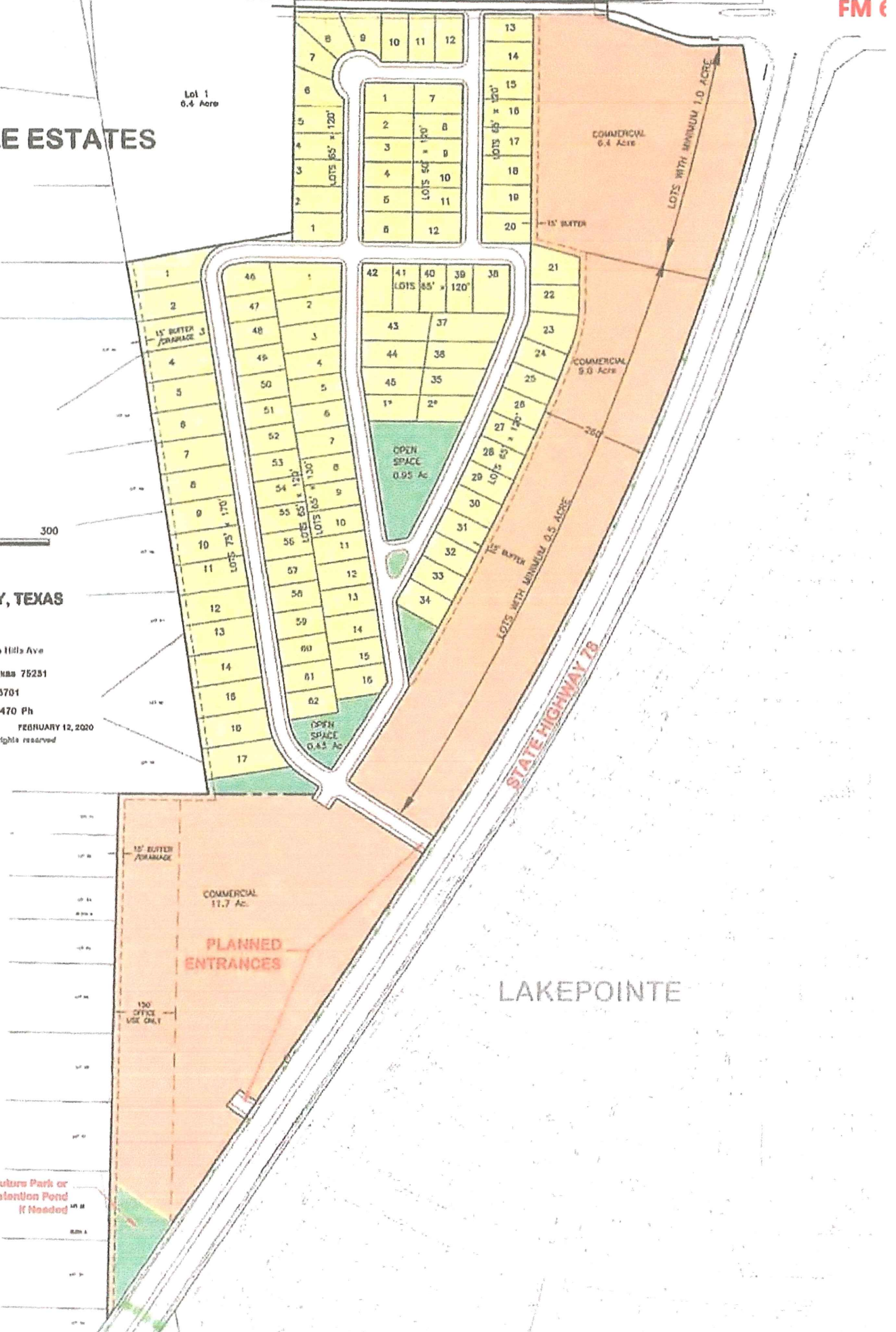
COLLIN COUNTY, TEXAS



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LAKEPOINTE



**25 +/- ACRES**  
**COMMERCIAL/RETAIL SITES**  
**LAKE BREEZE ESTATES**  
**LAVON, TEXAS**

The commercial portion of Lake Breeze Estates consists of approximately 25 acres and is presented in three sections. It offers commercial sites surrounding the southwest corner of Highway 78 and FM 6, as well as strip center and ½ acre + pad sites along Highway 78. A section on the south end of the property offers larger and deeper sites, with 1 acre + pad sites also available.

**SECTION # 1**

- LOCATION:** Southwest quadrant of State Highway 78 and FM 6.
- SIZE:** Approximately 4.4 acres surrounding the corner. (Will consider dividing). The 2-acre corner has been sold.
- PRICE:** Call Gerald Porter, Gerald Porter Real Estate, LLC, 214 676 3818, for pricing information.
- 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.
- FINANCING:** Will consider owner financing, as well as cash or conventional.  
(Continued)

## **SECTION # 2**

- LOCATION:** Fronting the west side of State Highway 78 south of FM 6.
- SIZE:** Approximately 9 acres (Will divide). It is anticipated that the frontage along Highway 78 will be divided into smaller parcels, or pad sites with ½ acre or more. The property is approximately 250 Ft. deep.
- PRICE:** Call Gerald Porter, Gerald Porter Real Estate, LLC, 214 676 3818, for pricing information.
- USE:** The anticipated use of this property is retail or other commercial uses.
- ZONING:** The property is annexed into the City of Lavon and is approved for specific zoning per the Planned Development.
- FINANCING:** Will consider owner financing, as well as cash or conventional.

## **SECTION # 3**

- LOCATION:** Fronting the west side of State Highway 78 south of FM 6.
- SIZE:** 11.7 acres (Will divide). This triangular shaped property offers availability for larger facilities or it may be divided, and it also offers availability for 1 acre + pad sites.
- PRICE:** Call Gerald Porter, Gerald Porter Real Estate, LLC, 214 676 3818 for Pricing information.
- USE:** The anticipated use of this property is retail or other commercial uses.
- ZONING:** The property is annexed into the City of Lavon and is approved for specific zoning per the Planned Development.
- FINANCING:** Will consider owner financing, as well as cash or conventional  
(Continued)

This commercial zoned section of Lake Breeze Estates is adjacent to the Lake Breeze Estates residential development of 109 platted lots. The property provides excellent retail sites across the highway from two other major developments that are in the construction stage. The LakePointe Development is approximately 200 acres and will be mostly single-family homes. Adjoining that development is the Elevon Development (formerly Abston Hills Community), a mixed-use development of approximately 1,600 acres with the first phase 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 that this corner at Highway 78, a six-lane divided highway, at FM 6, and the property along the frontage of Highway 78 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.



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Gerald Porter Real Estate, LLC</b>	<b>9007258</b>	<b>gporter@geraldporter.com</b>	<b>(214)676-3818</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Gerald Porter</b>	<b>0186365</b>	<b>gporter@geraldporter.com</b>	<b>(214)676-3818</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Self</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Gerald Porter</b>	<b>0186365</b>	<b>gporter@geraldporter.com</b>	<b>(214)676-3818</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date