

LAVON RETAIL/COMMERCIAL PROPERTY

5 +/- Acre Retail Tract, Highway 205, Lavon, Texas (Will Divide)



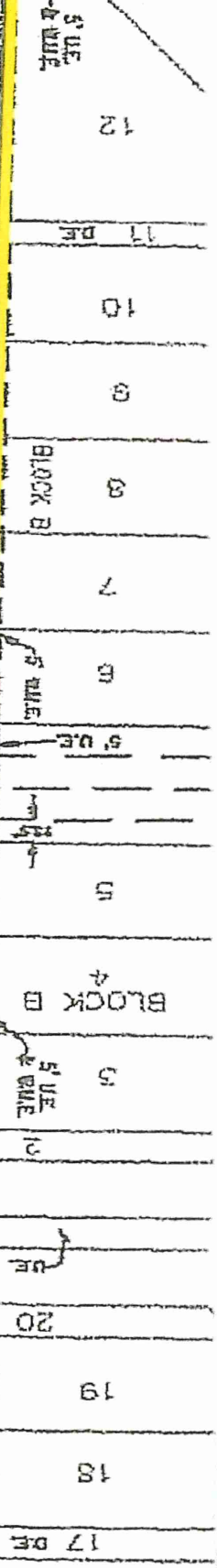
- South of the intersection of Hwy. 78 and Hwy. 205 at corner of Hwy. 205 and Endeavour Blvd. (Hwy. 205 currently being widened to 4-lane, divided)
- Zoned Retail
- Utilities Available
- Call Gerald Porter for pricing, 214-676-3818



GERALD PORTER
GERALD PORTER REAL ESTATE, LLC
214-676-3818
gporter@geraldporter.com



1 OF 1



1/27/22 N88° 17' 02" W 108.25'

5' LE
BY SEPARATE
INSTRUMENT

12

11 DE

10

TRACT THREE
2.478 ACRES
107,947 SQ. FT.

9

BLOCK B

7

CALLED 204 ACRES
TRACT THREE
WORLD LAND DEVELOPERS, LP
INST. NO. 200712136016575580
O.P.R.C.C.T.

6

BLOCK B

5

**TOTAL 5 +/- ACRES
(Will Divide)**

2.96 +/- Acres

DPE INVESTMENTS LP
INST. # 2011080800575510
O.P.R.C.C.T.

S02° 56' 29" W 719.02'

REMAINDER OF
CALLED 42.78 ACRES
WORLD LAND DEVELOPERS, LP
INST. NO. 2007051800552650
O.P.R.C.C.T.

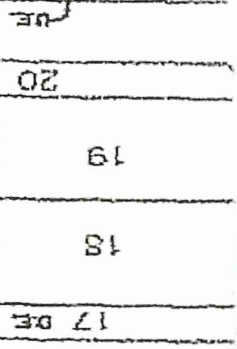
EX. 20' R.O.W. EASEMENT
EX. 20' R.O.W. EASEMENT
EX. 20' R.O.W. EASEMENT

N88° 46' 57" W 187.54'

15' X 20' D.E.
BY SEP. INST.

S88° 46' 57" E 304.87'

ENDEAVOUR BLVD. UE



N01° 13' 03" E 948.88'

19

18

17 DE

20' X 20' D.E.
BY SEP. INST.

TRACT TWO
4.821 ACRES
210,046 SQ. FT.

EX. 20' R.O.W.

15' X 20' D.E.
BY SEPARATE INSTRUMENT

N88° 46' 57" W 299.14'

R.O.W. INST. # 215075100913550 O.P.R.C.C.T.

**STATE HIGHWAY NO. 205
(100' RIGHT-OF-WAY)**

EX. 20' R.O.W. EASEMENT
VOL. 751, PL. 010

R.O.W. INST. # 201507310904000800 O.P.R.C.C.T.