
The Chrisman Company

PROPERTY DESCRIPTION

- SIZE:** 1.19+/- Acres or approximately 51,836.40 SF (per tax roll)
- LOCATION:** The property is located adjacent to Sonic at the northeast corner of Archer Way and FM-407/Justin Road in the City of Lewisville, Denton County, Texas. The Legal Description is Tract 30A, of the F. Pierce Survey, Abstract 1016, Denton County, Texas 75077.
- ZONING:** LI – Light Industrial. Uses include: Grocery Store, Dry Cleaners, Restaurant, Hotel, Office Building, Church, Indoor Veterinarian Clinic, Child Care Facility, Brewery/Winery, Bakery, Clinic, Pet Shop, Retail Store, Barber Shop, Warehouse Distribution Facility, certain Industrial, Manufacturing Plants and more. Other uses allowed with an SUP (special use permit) include: Auto Repair, Gas Station, Shooting Range, Nightclub, Heavy Equipment Outdoor Rental/Sales/Display/Service, RV Park and more (see lists of uses under LI, LC, GB and OD).
- EASEMENTS:** There are no known existing easements on the property; however, the city may require utility easements and/or water detention at the time of platting or building.
- TOPOGRAPHY:** Generally Level
- UTILITIES:** Available (per City of Lewisville)
- FRONTAGE:** Approximately 176.95' on the north side of FM-407/Justin Road and approximately 35' on the east side of Archer Way/Archer Avenue.
- ACCESS:** The property is easily accessible for westbound traffic along the north side of FM-407. Eastbound traffic can access the site via FM-407 to Archer Way as the land has frontage along Archer Way just north of Sonic and south of the automotive facility. There is a median opening at the intersection of Archer Way and FM-407.
- TRAFFIC COUNTS:** 23,290/day on FM-407 (per TXDOT)
186/day on Archer Way (per TXDOT)
- PRICE:** \$1,000,000 (approximately \$19.29/SF)