

Joe Foster Company

Creative Real Estate Solutions

9 Acres
C-1 Commercial
Exclusive

NEC LBJ & LAKE JUNE, BALCH SPRINGS, TX



- Traffic Count LBJ Freeway: 119,740
- Traffic Count Lake June Road: 19,680
- All Utilities to the Site
- Easy Access From LBJ Freeway
- Tracts for Bank/Credit Union, Retail, Hotel, Restaurant, Convenience Store

Joe Foster Company
972-354-2412 fax
25 Highland Park Village
#100-880
Dallas, Texas 75205
TREC Real Estate Broker License 0399594
www.joefostercompany.com

Contact:
Bruce Harbour
972-354-2410
Bharbour@jfcree.com

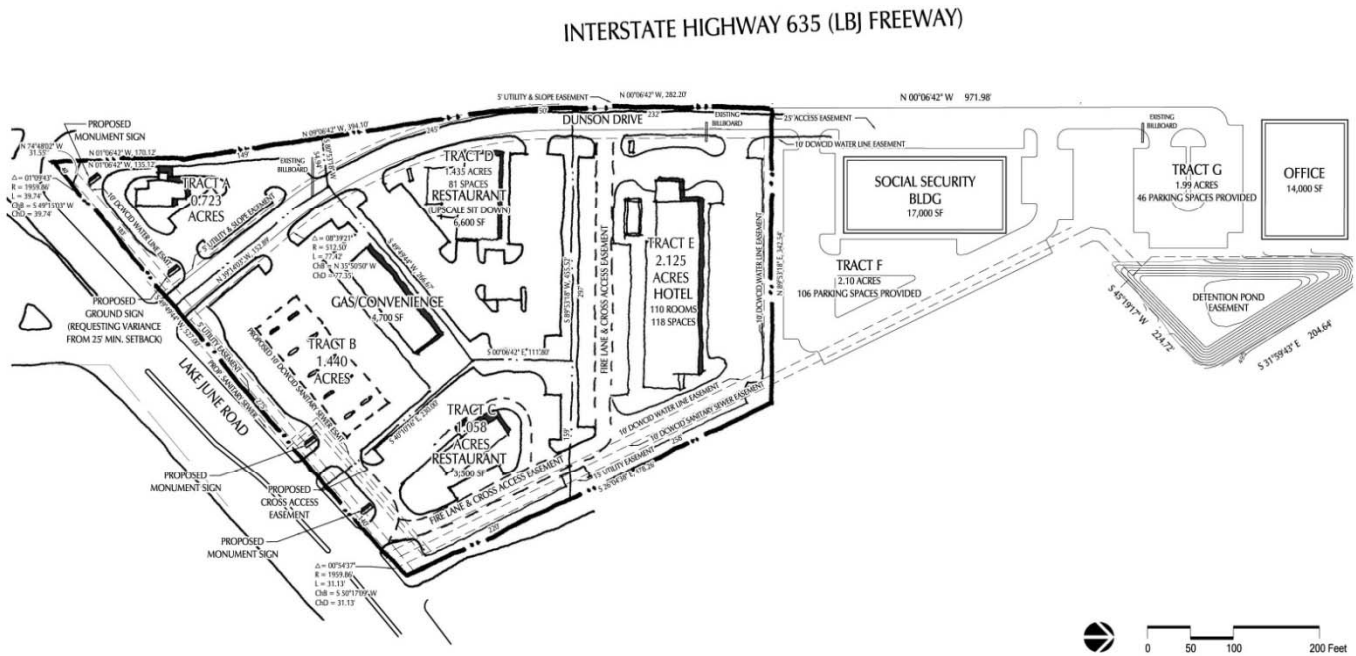
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CONCEPTUAL SITE PLAN

LAKE JUNE ROAD/LBJ FREEWAY NEC
BALCH SPRINGS, TEXAS

Job #: 84020
File Name: SP-25.dwg
Date: 06/27/08
Drawn by: BEM/JWW



GFF Planning

2828 Fairmount Street
Suite 300
Dallas, Texas 75201
214.303.1000/74
214.303.1022/fax
www.gff.com

Demographics:

Population: 1 Mile = 8,959
3 Miles = 92,224
5 Miles = 204,797

Income: 1 Mile = 55,435
3 Miles = 57,983
5 Miles = 59,998

Tract A	.72 Acres	\$18/SF	\$565,000
Tract B	1.45 Acres	\$18/SF	\$1,140,000
Tract C	1.06 Acres	\$18/SF	\$850,000
Tract D	1.44 Acres	\$9.00/SF	\$565,000
Tract E	2.13 Acres	\$8.50/SF	\$790,000
Tract F (Sold)	2.1 Acres	N/A	N/A
Tract G	1.99 Acres	\$5.77/SF	\$500,000

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