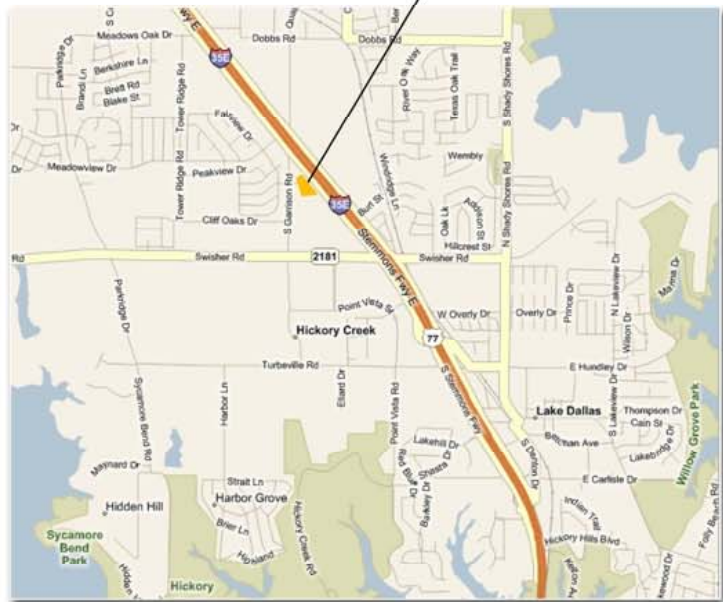


## Approx. 4.4 +/- Acres Total

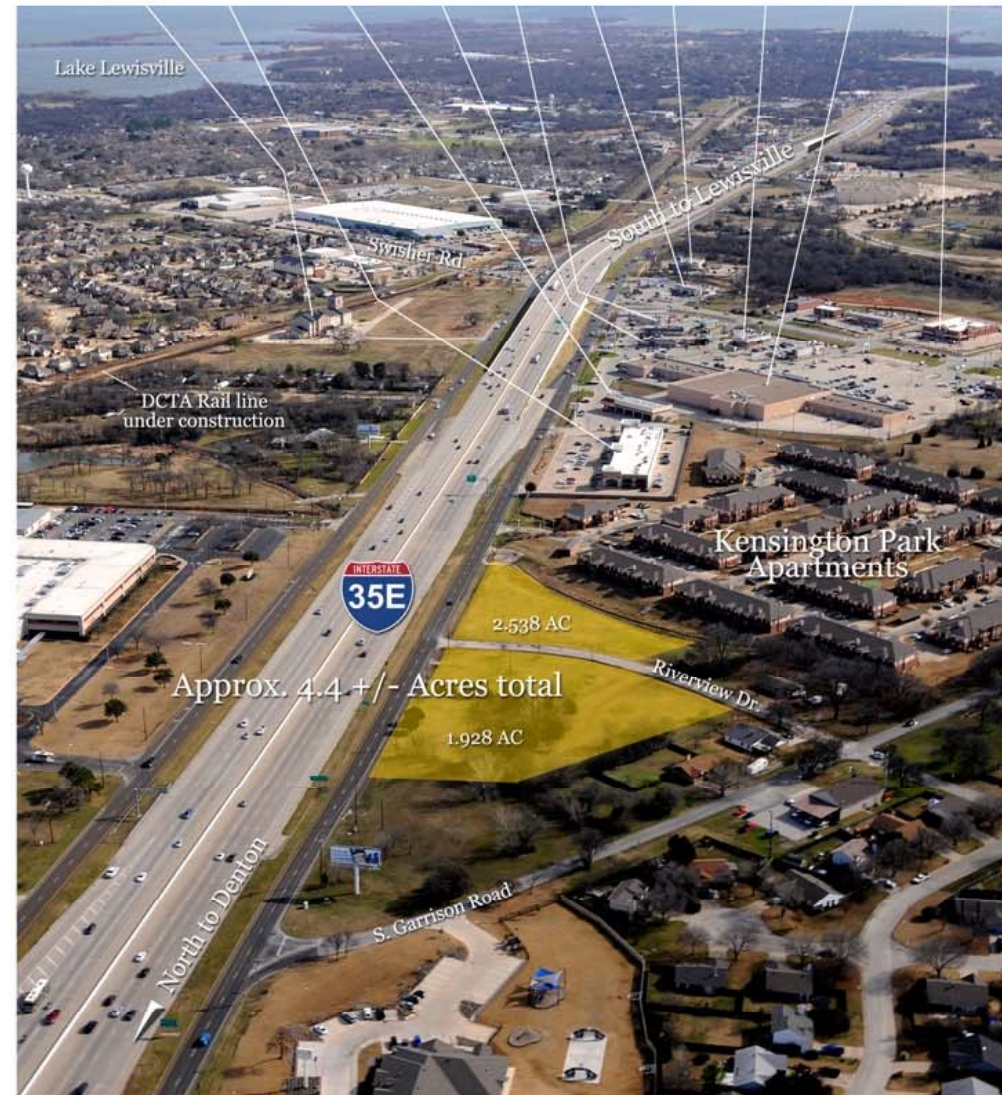


There is an 12" water line that runs along the south side of the drainage easement to the south of the subject site. There is an 8" sewer line along Riverview Drive that also extends along the west side of the I-H35E service road.

Located adjacent to a residential subdivision, roadways leading to the area shopping districts, and near a childcare facility this site can serve as an ideal location for services to homeowners and other local business.



With the right business/office/restaurant in this busy location, this could be the first and last stop the residents Kensington Apartments make on their way to work and on their way home. What a strategic spot for a dry cleaner, pet store, or specialty restaurant. Call today for more information.



This information is deemed reliable, but is not completely guaranteed. Buyer to verify all information.