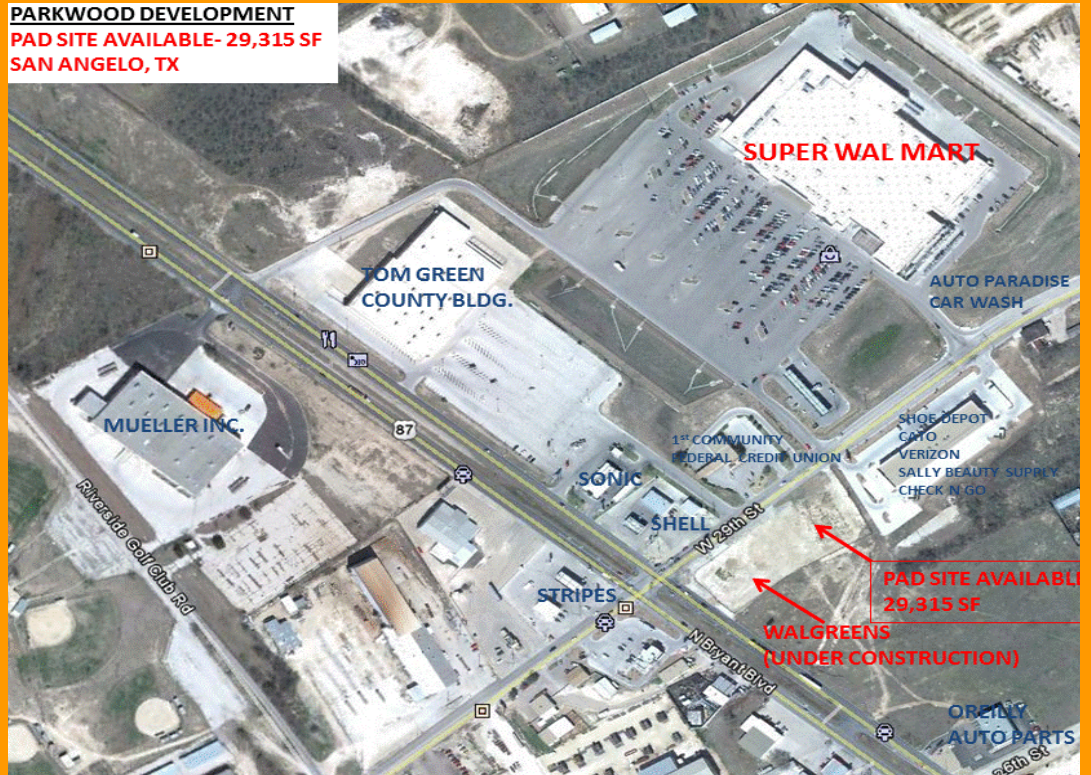


PRIME COMMERCIAL LAND

LAND FOR SALE

**.673 ACRES
619 WEST 29TH STREET
SAN ANGELO, TEXAS**

**PARKWOOD DEVELOPMENT
PAD SITE AVAILABLE- 29,315 SF
SAN ANGELO, TX**



The property is located across from Wal-Mart SuperCenter and adjacent to Walgreens Pharmacy. New retail center under construction across 29th Street and a proposed McAlister's Deli. THIS PROPERTY HAS THE RIGHT TO PLACE A MONUMENT SIGN ON BRYANT BLVD. (HWY 87 NORTH).

SIZE: .673 ACRES (29,315 SF)

ZONING: CG (GENERAL COMMERCIAL)

FRONTAGE: 160 LINEAR FEET ALONG WEST 29TH STREET

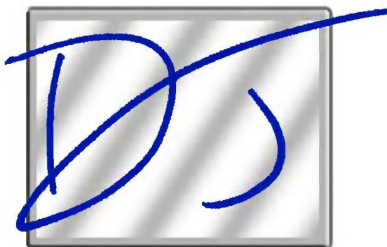
WATER / SEWER LINES: BOTH WATER AND SEWER LINES RUN IN FRONT OF THE PROPERTY ALONG WEST 29TH STREET.

SALES PRICE: \$9.50 PSF

DEMOGRAPHICS

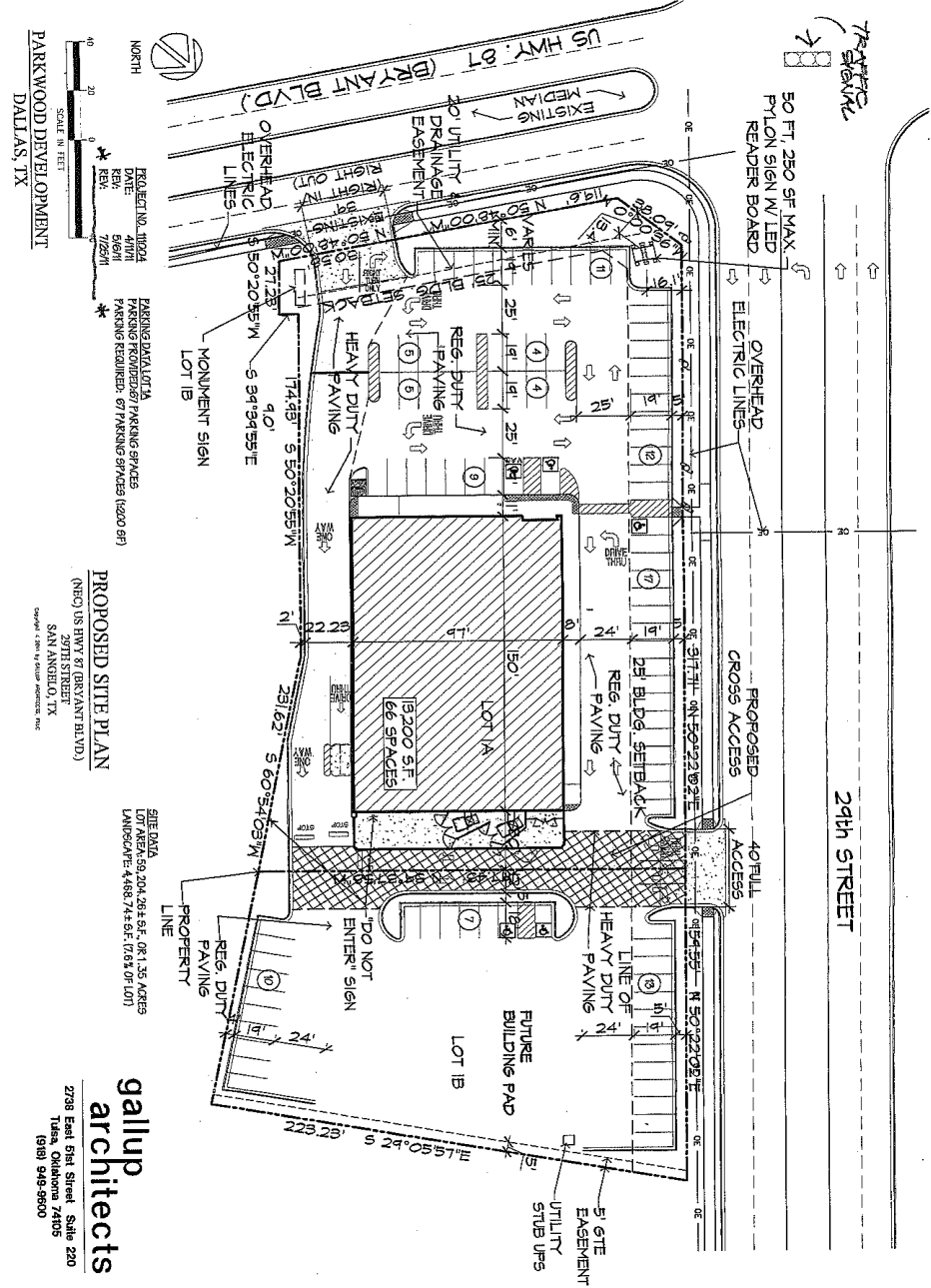
50 MILE TRADE AREA

POPULATION:	137,853
TOTAL HOUSEHOLDS:	52,780
AVG. HH INCOME:	\$57,785
MEDIAN AGE:	36 YEARS



**DUB Z. JOHNSON
REAL ESTATE SERVICES
4112 COLLEGE HILLS BLVD., STE. 205
SAN ANGELO, TEXAS 76904
OFF: 325.944.8312
MOB: 325.277.2013
Email: dzjohnson@suddenlinkmail.com**

EXHIBIT "B"
SITE PLAN



PROJECT NO. 11024
DATE 12/11/11
REV. 7/25/11

PARKING DATA LOT A
PARKING REQUIRED: 67 PARKING SPACES (600 SF)
PARKING REQUIRED: 67 PARKING SPACES (600 SF)

PROPOSED SITE PLAN
(NEO) US HWY 81 (BRYANT BLVD.)
S 24th STREET, DALLAS, TX
Scale: 1/8" = 1'-0"

SITE DATA
LOT AREA: 99,204.28 ± SF, 0.7135 ACRES
LANDSCAPE: 4,488.73 ± SF (1/81 OF LOT)

gallup architects
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