

INDUSTRIAL DEVELOPMENT LAND

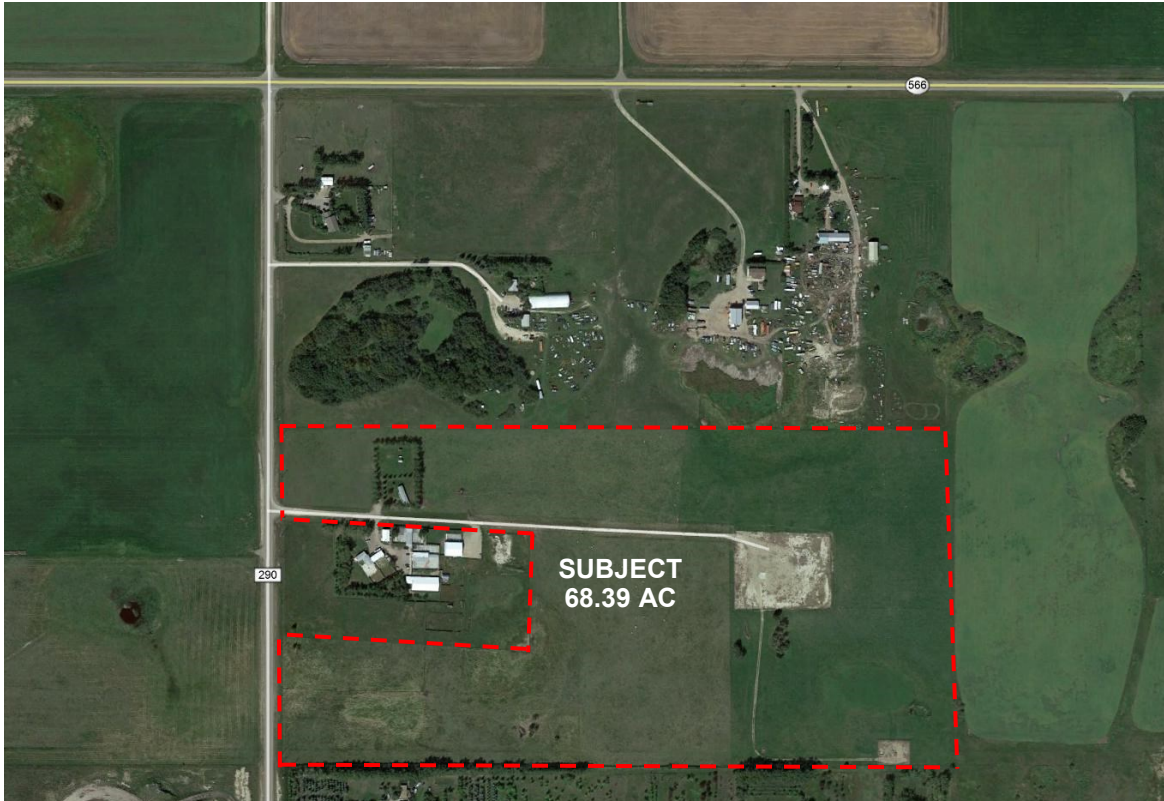
261182 RR 290 BALZAC \$6,155,000



HOUSTON REALTY

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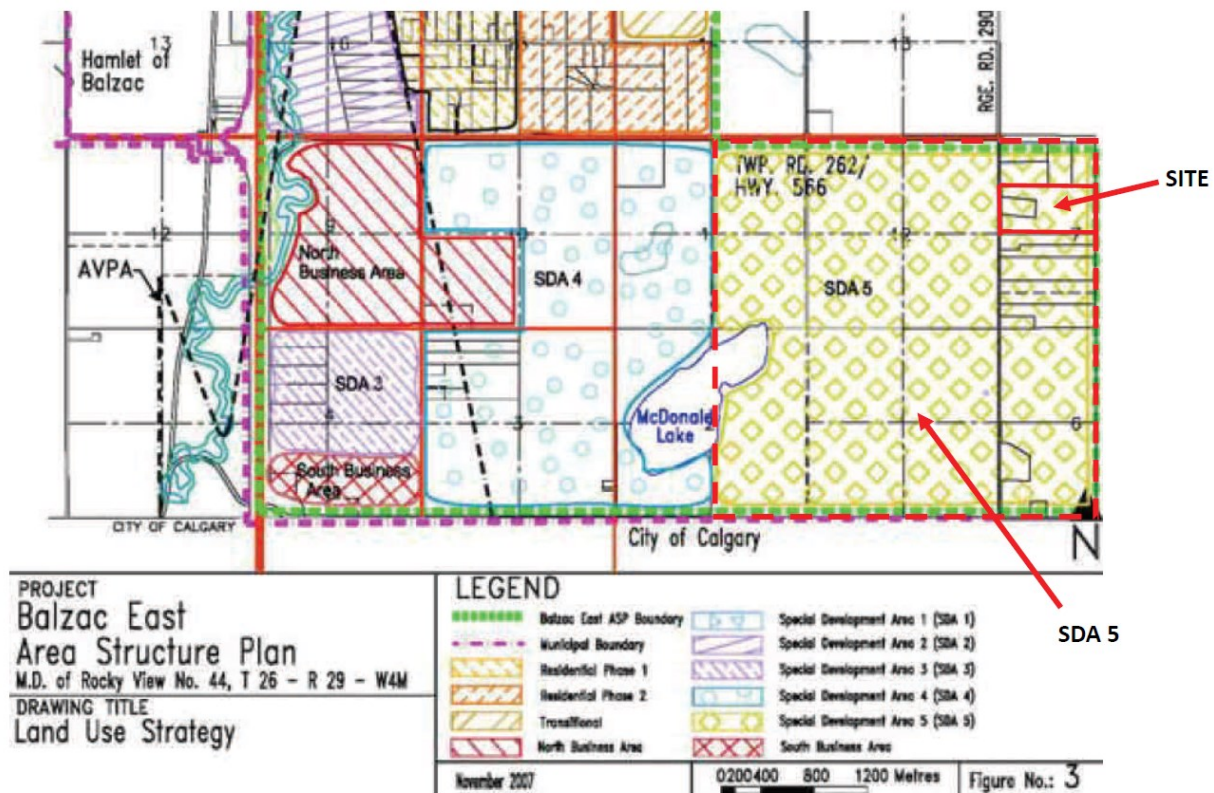


- future industrial site 4 miles east of Cross Irons Mills shopping centre
- good access to QEII freeway via highway 566... Stoney Trail 3.5 miles south
- adjacent to High Plains Industrial Park, a major development west of RR 290
- current zoning - RF-2 Ranch and Farm 2 District
- Balzac East ASP: <https://files.acrobat.com/a/preview/a5f61070-13f6-451b-8344-bc29dde393b8>
- BEASP - limited service industrial zoning designated, full services available
- gently sloping parcel of 68.39 acres without wetland areas
- oil leases have expired... well sites have been reclaimed
- Legal description: LSD's 11 and 12, S7 T26 R28 W4
- price: \$6,155,000 (\$90,000 per acre)... seller financing or JV considered

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BALZAC EAST AREA STRUCTURE PLAN



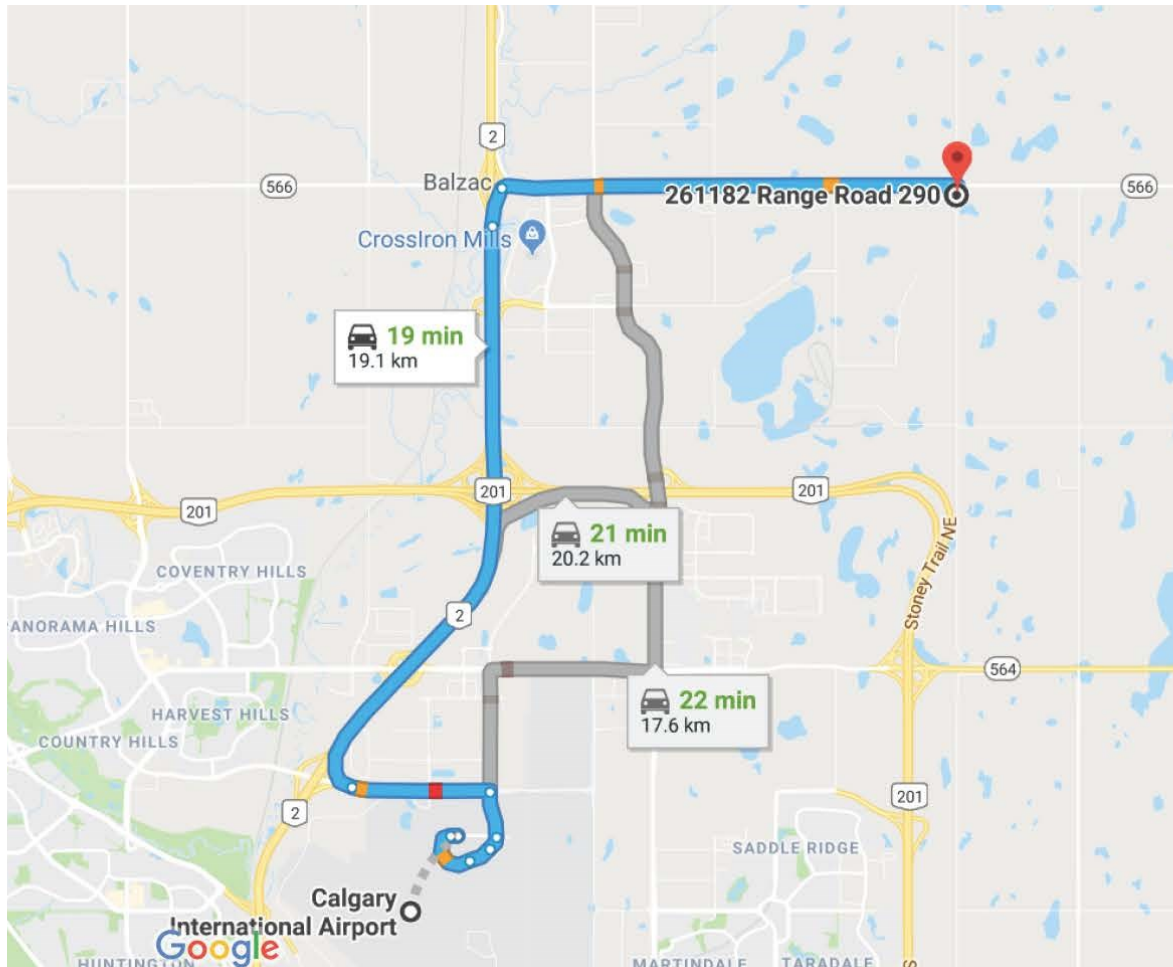
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