



Roaring River Rd

Blackwater Trl

SITE

FUTURE Daycare

FUTURE Medical Offices

FUTURE Car Wash

DS COFFEE



LOT 1
~1.23 AC
(55 PARKING SPACES)

REST. 2,580 sf
RETAIL 2,580 sf
4,250 sf



SITE AREA:
±0.98 ACRES

114
TEXAS

39,352 VPD



Retail / Rest.
19,000 sf

Car Wash
2,500 sf