NORTH

0 20' 40' 80'

GRAPHIC SCALE: 1"=40'

STATE HIGHWAY 31
E. TYLER STREET

N 45°00'00" E – 1334.61'

S 44°00'00" E
108.71'

S 89°46'00" E – 553.08' (BASIS OF BEARINGS PER DEED IN INST. NO. 2013-00002658)

POINT OF BEGINNING

ASPHALT PAVEMENT

LOT 1R
1.2625 AC

SOLD

LOT 2R
0.8161 AC

ANYTIME FITNESS

COMMERCIAL BLDG

LOT 3R
9.0168 AC

ABSTRACT NO. [illegible]

SITE
17,495 SF
Commercial Building –
Available in Whole or In Part
see building layout on following page

17,495 SF EXISTING BUILDING AVAILABLE CAN BE SUBDIVIDED
[OFFICE, RETAIL, MEDICAL, RESTAURANT, COMMISSARY, BANQUET HALL]

AVAILABLE

S 00°27'00" E – 234.00'

LOT 1
BLOCK 5
SAND SPRINGS ADDITION
VOLUME 5, PAGE 16
P.R.H.C.T.

VOLUME 1, PAGE 97
P.R.H.C.T.

N 89°44'00" E – 309.84'

RESIDENTIAL
LOT
AVAILABLE

S 02°24'00" E
84.69'

CANOPY
CONC.
ASPHALT

2-STORY BUILDING
21,960 S.F. (FOOTPRINT)

CONC.
SWIMMING POOL

SHED

WOOD FENCE

S 60°00'00" W – 771.89'

ROYAL MOUNTAIN ROAD
COUNTY ROAD 4903