



**Sunnyvale 4A Corporation
Inventory of Available Commercial or Industrial Property**

**8.5071 Acres SE Corner of Clay & Long Creek Roads
Vacant Land**

Size of Tract	Approximately 8.5071 acres (formerly 9.583 acres Less 1.0759 acres taken for the new R.O.W. and realignment of Long Creek Road. 809.83' approximate frontage on Long Creek 375.62' approximate frontage on Clay Road
Zoning	Industrial
Surrounding Land Use	Northern Boundary – Long Creek Road and Vacant Land zoned General Business Southern Boundary – Sunnyvale Industrial Park Eastern Boundary–Gulf Coast Transport Company Western Boundary – Clay Rd and Home Depot Distribution
Access to 4 Lane Highway	Clay Road is 4 lane divided concrete road 1 mile to U.S. Hwy 80
Access to Interstate	From U.S. Hwy 80 to Interstate 635 – 3.5 miles west
U.S. 80 Intersection	At Collins and Hwy 352 TX DOT has plans (within 2 years) for an \$6m improvement including new bridge, increased lanes and Texas Turnarounds
Sanitary Sewer	8" Town Sanitary Sewer at SW corner of property on Clay Road
Water	8" Town Water Line on Long Creek (north side)
Natural Gas	Service Unavailable Atmos Energy- Closest 4" line at NE corner Clay Road American Marazzi Tile Company Property Atmos Rep. Ben Curtis -972 485 6227
Electrical Service Line	Service Available -TXU Electric Delivery Service (lines) Charley Lowe 972 216 8951



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Texas has deregulated its electrical providers and choosing a provider through www.powertochoose.org or 1 866 797 4839 allows clients to negotiate their own rate.

Telecommunication

SBC has T1 service available-Nana Jee 214 320 6434
Comcast Cable has service available-Forest Statham
forest_statham@comcast.com or 972 839 3859

Listing by

Les Callison Real Estate
Les Callison, Jr.
777 S. Center Expressway, Suite 6-C
Richardson, TX 75080
224 348 9009-O
214 348 2793-C
cre1@callisonrealestate.com

Price Offered

\$2.75 per sq. ft.

See Attached Location Illustration of Parcel. See also Mapsco 50-V

Note: Information contained herein is generally believed reliable; however Mundo and Associates, Inc. nor the Sunnyvale 4A Corporation makes no guarantees, warranties or representations to its completeness or accuracy thereof. This information is subject to errors, omissions, changes of price or conditions, prior sale or lease without notice. Information last updated 02/04/08.