

3.8 AC – Douglas County Development Site

NWC of Hwy-92 and Cave Springs Road



3.8 AC Hardcorner For Sale

PROPERTY HIGHLIGHTS

- 3.8 acre hardcorner opportunity fronting Dallas Hwy / Hwy-92
- Signalized Intersection
- Prominent visibility and sight lines on all directions on Dallas Hwy / Hwy-92
- Approximately 500' of frontage to Dallas Hwy / Hwy-92
- Conceptual access – right-in/right-out on Dallas Hwy-92 and full access on Cave Springs Road
- Zoning – C-G (General Commercial – Douglas County)
- Traffic Counts – 10,100 VPD - Hwy-92

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	4,588	35,115	85,687
Average HH Income	\$81,125	\$78,714	\$86,213

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