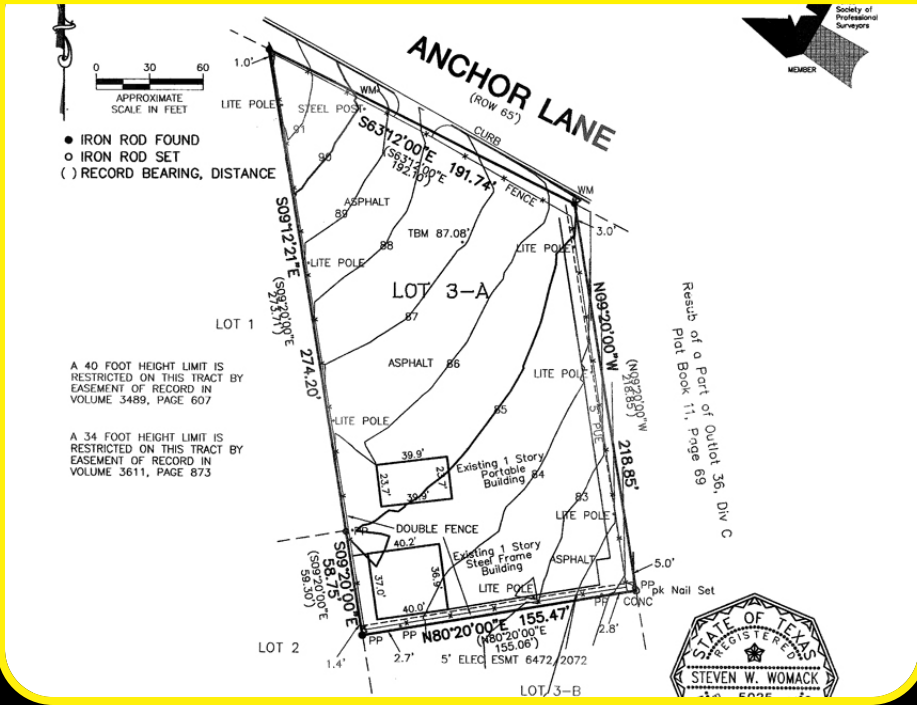


# 2027 ANCHOR LANE



## PRIME CENTRAL EAST COMMERCIAL ACRE

- Mixed-Use Site
- Allows for Very High Density
- Ideal for Commercial Development
- Owner Will Build To Suit
- Prime Central East Location
- Overlooks Park at Mueller
- Near Cap Metro Routes



**LYON**  
real estate

**Suzee Brooks, REALTOR®**

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MLS No. 9121590

**Offered For Sale or Lease  
\$800,000 or \$3,500/Mo.**

# 2027 ANCHOR LANE

## PROPERTY DETAILS

- 0.9825 Acres Zoned CS-MU
- Allows 95% Impervious Coverage
- Building Height:
  - 43 FT Western Half of Lot
  - 58 FT Eastern Half of Lot
- Floor to Area Ratio 2:1
- Fee in lieu of Water Quality Possible
- City Infrastructure:
  - 6" Cast Iron Waterline on Anchor Lane
  - 8" Ductile Iron Wastewater Line Abuts Western Property Line
- Parking:
  - Office & Retail: 1 Space per 275 SF
  - Restaurant: 1 Space per 100 SF
  - Residential: 1.5 Spaces for One Bedroom
    - 2 Spaces for Two Bedrooms
    - 0.5 Spaces for Each Additional Bedroom
    - 30% Can Be Compact Spaces
- Within Urban Core Allows:
  - 20% Parking Requirement Reduction
  - Minimal Front Setback
  - Increased Impervious Coverage Limits

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