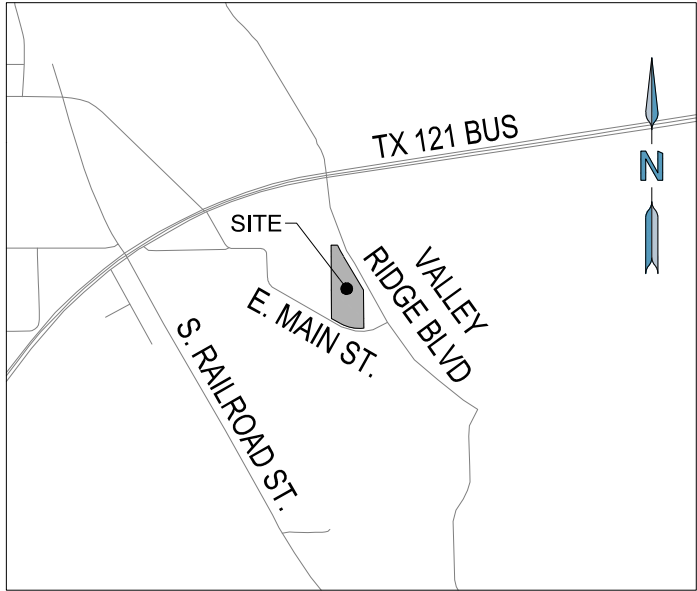
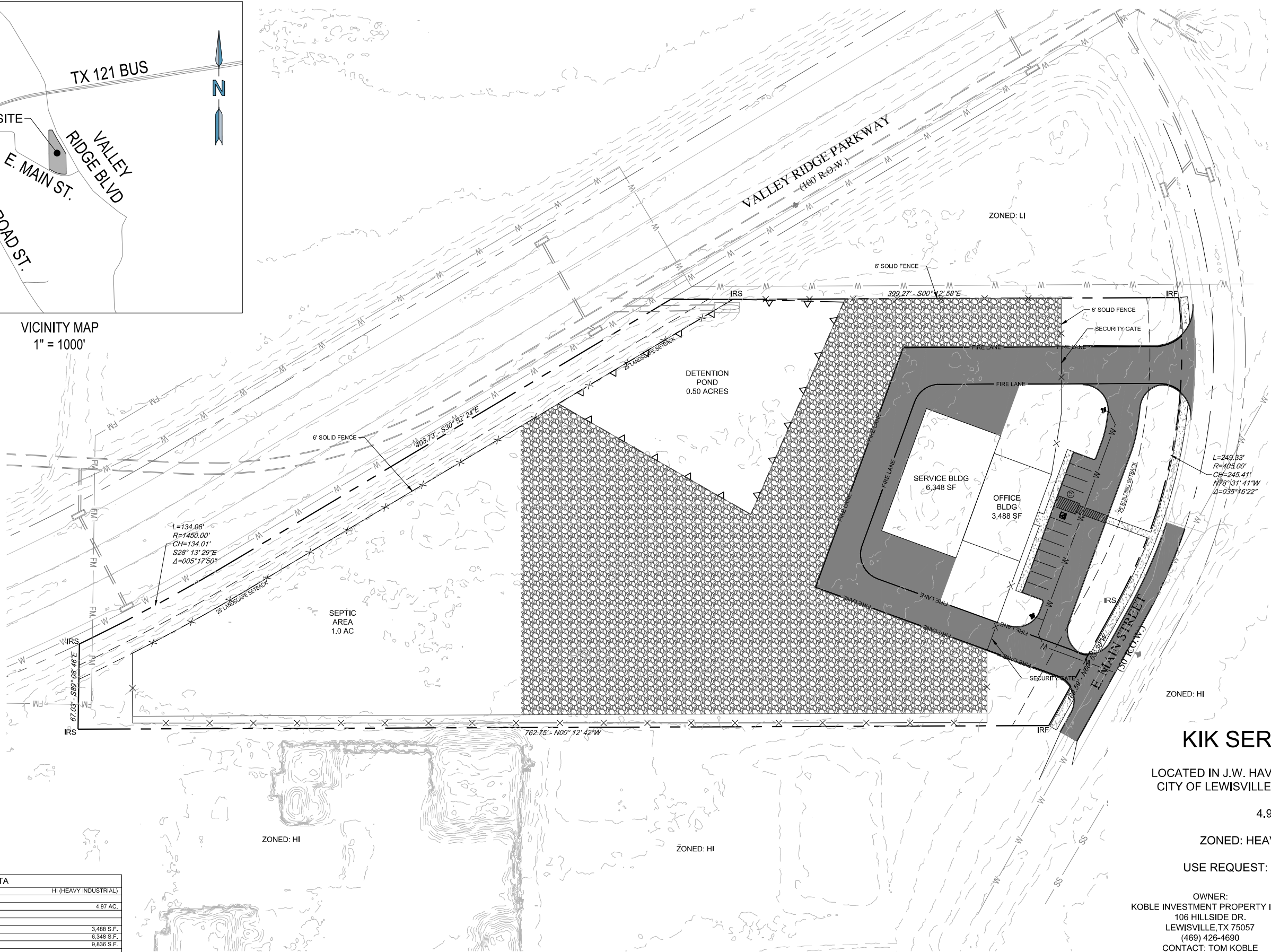




VICINITY MAP  
1" = 1000'



## KIK SERVICE YARD

LOCATED IN J.W. HAVEN SURVEY, ABSTRACT 541  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

4.97 ACRES

ZONED: HEAVY INDUSTRIAL (HI)

USE REQUEST: CONTRACTORS YARD

OWNER:  
KOBLE INVESTMENT PROPERTY I LLC  
106 HILLSIDE DR.  
LEWISVILLE, TX 75057  
(469) 426-4690  
CONTACT: TOM KOBLE

**FORESITE**  
group  
TBPE Firm No. F-12878  
Foresite Group, Inc.  
4925 Greenville Ave.  
Suite 480  
Dallas, TX 75206  
o | 214.939.7123  
f | 888.765.8135  
w | www.fg-inc.net  
C/O Foresite Consulting Group of Texas, LLC  
CONTACT: SEAN FAULKNER, PE

PREPARED: MARCH 17, 2025  
REVISED: APRIL 22, 2025

CASE NO. 25-03-4-SUP

| SITE DATA                |                            |                    |
|--------------------------|----------------------------|--------------------|
| ZONING:                  | HI (HEAVY INDUSTRIAL)      |                    |
| TOTAL SITE AREA:         | 4.97 AC.                   |                    |
| BUILDING AREA:           |                            |                    |
| OFFICE:                  | 3,488 S.F.                 |                    |
| SHOP:                    | 6,348 S.F.                 |                    |
| TOTAL GROUND FLOOR AREA: | 9,836 S.F.                 |                    |
| BUILDING HEIGHT:         | 29 FT - 11 IN              |                    |
| PARKING RATIO REQUIRED - | OFFICE:                    | 1 SPACE / 300 S.F. |
|                          | SHOP:                      | NONE               |
| PARKING REQUIRED:        | 3,488/300=11.62->12 SPACES |                    |
| PARKING PROVIDED:        | 12 SPACES                  |                    |