



# SHAFTER PLAZA

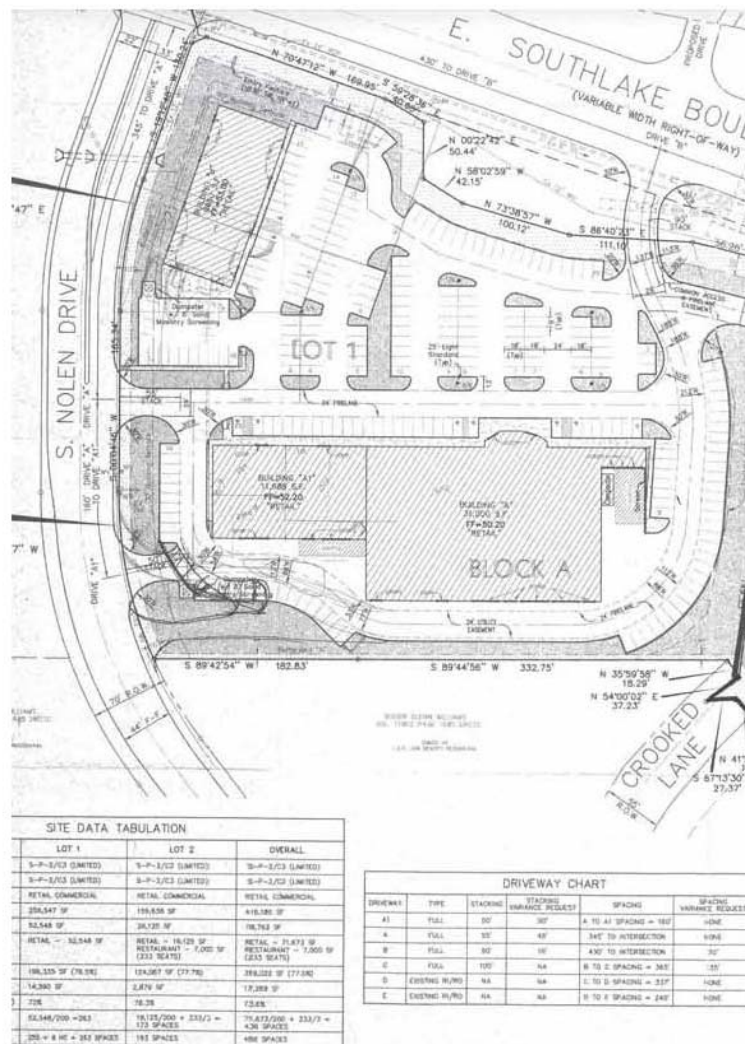
## PROJECT PROFILE

SEPTEMBER 28, 2004

### OVERVIEW:

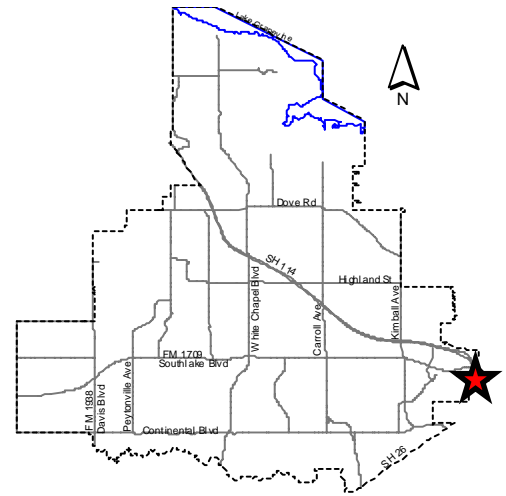
- 5.89 acres
- Zoning: "SP-2" Generalized Site Plan District with "C-3" General Commercial District uses
- 52,548 s.f. of retail and restaurant uses

**CONCEPT:** Shafter Plaza is a planned retail/restaurant development.



**LOCATION:** Shafer Plaza is located on the south side of East Southlake Boulevard approximately 600' east of Nolen Drive.

**ZONING:** "S-P-2" Generalized Site Plan District with limited "C-3" General Commercial District excluding the following uses: auditoriums, theaters and cinemas; conventional golf courses, including outdoor driving ranges accessory; lodges, sororities and/or fraternities; mortuaries, funeral homes and undertakers; retail stores with primary product lines including automotive tires and automotive batteries, automotive accessories (not deleting automotive electronic components) and service stations; drive through fast-food establishments. Maximum impervious coverage required: 78.5% per lot basis, provided the overall site does not exceed 76%; Buffer-yards along internal lot lines shall not be required.



**CONTACTS:** The following contacts are familiar with the Cornerstone Plaza project:

**Listing Broker**

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