

City of Mont Belvieu, Texas							
Future Developments On Eagle Drive							
Projected by 2025-2030							
		Use of North side of Eagle from FM 565	Units	ITE Weekday	% Useage on Eagle	Projected Future ADT Weekday	Comments
Wendys Resturant	ksf	Y	3	100	100.00%	100	
Grand Oaks	units	Y	287	2706	50.00%	1353	
St Augustine Sec 3	units	Y	162	1573	50.00%	786.5	
Brookstone Medical Plaza	ksf	Y	25	641	100.00%	641	
Boutique	ksf	Y	2.5	159	100.00%	159	
Ace Hardware		Y	5.5	94	100.00%	94	
HS Addition		Y				0	no major increase in student
Development on Perry		N				0	To far away, IH 10
Business Center 1		N				0	To far away, IH 10
Business Center 2		N				0	To far away, IH 10
Prop Warehouse Development		N				0	To far away, SH 99
Office on Town Loop	ksf	Y	25	347	50.00%	173.5	
Mexican Restaurant on Town Loop	ksf	Y	10	1072	50.00%	536	
Grand Oaks Built	ksf	Y	0			0	already built
Gas Station on Sh 146 at Eagle	ksf	Y	5	2571	50.00%	1285.5	
Chick Fla	ksf	Y	5.2	3000	50.00%	1500	
Riceland Development Phase 1	DU	Y	1205	11363	100.00%	11363	Year 2025-30
Riceland Development Phase 2	DU	Y	1205	11363	100.00%	11363	Year 2025-30
Riceland Development Phase 3	DU	Y	2100	0	100.00%	0	Year 2035 - 2040 (13000)
Total Both Direction on Eagle						29354.5	
				Total ADT Future		29355	
					NB	14677.5	
					SB	14677.5	