



COMMERCIAL REAL ESTATE

# RESEARCH PARK BLVD.

## LAND

### PROPERTY BRIEF



**DESCRIPTION:** LAND WITH HIGH VISIBILITY AND GREAT TRAFFIC COUNT. FRONTAGE ON RESEARCH PARK BLVD. AND NICK FITCHEARD ROAD.

**LOCATION:** FROM UNIVERSITY, NORTH ON RESEARCH PARK BLVD. APPROX. 2.4 MILES. PROPERTY ON THE RIGHT JUST BEFORE DAN TIBBS ROAD.

**LAND SIZE:** 2.54 ACRES (+/-) 164' x 515' X 267' X 442' x 100' x 75'

**ZONING:** COUNTY

**SURVEY:** SEE REVERSE SIDE.

**TRAFFIC COUNT:** 18,887 (+/-) VEHICLES PER DAY

**SALE PRICE:** \$495,000

**CONTACT:** RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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# RESEARCH PARK BLVD. LAND

Dan Tibbs Road

Research Park Boulevard

