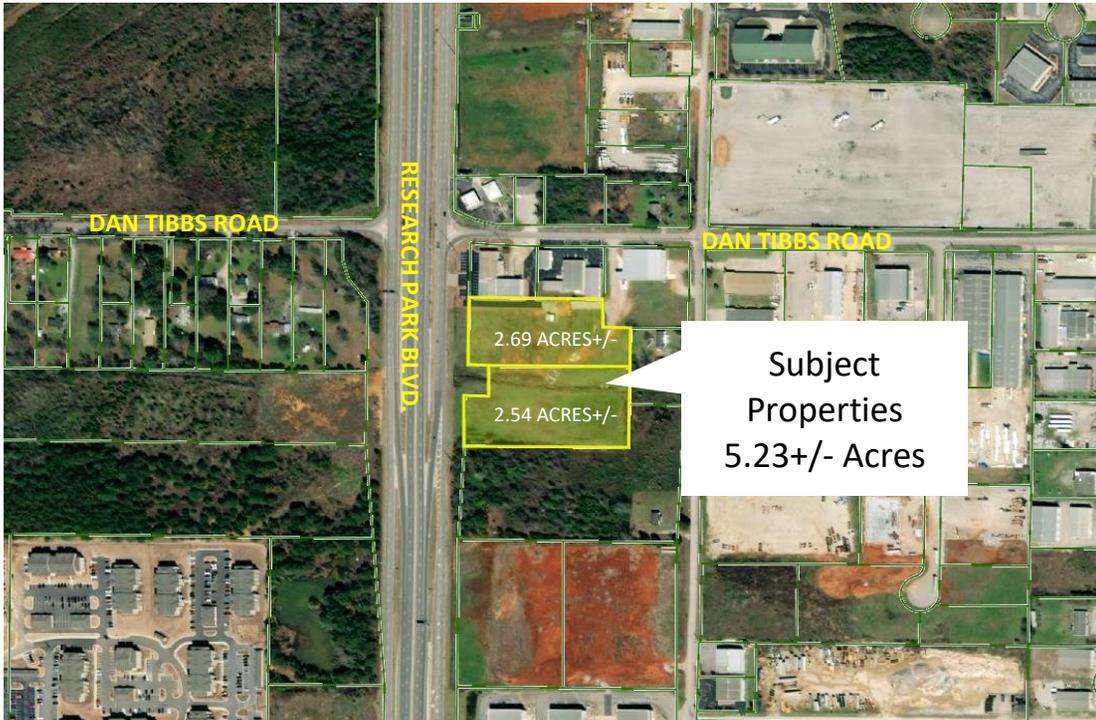




COMMERCIAL REAL ESTATE

RESEARCH PARK BLVD. LAND



Subject
Properties
5.23+/- Acres

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: 5.23 ACRES+/-

ZONING: COUNTY- **OPPORTUNITY ZONE**

SURVEY: SEE REVERSE SIDE.

TRAFFIC COUNT: 35,200 (+/-) VEHICLES PER DAY

SALE PRICE: \$1,350,000

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

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RUSSRUSSELL.COM

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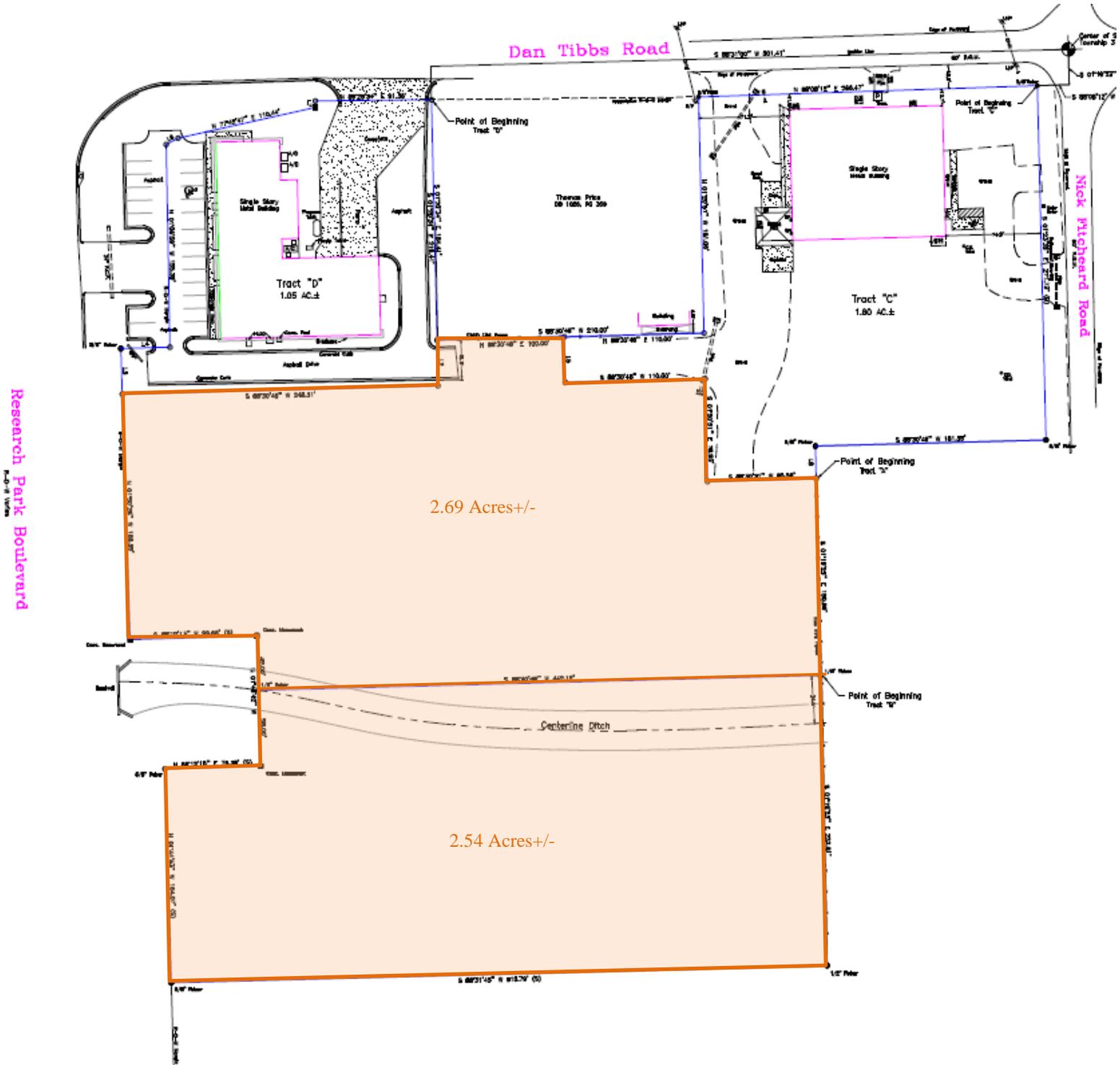


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RESEARCH PARK BLVD. LAND 5.23 ACRES +/-



Research Park Boulevard

Dan Tibbs Road

Nick Pitcheard Road

2.69 Acres +/-

2.54 Acres +/-