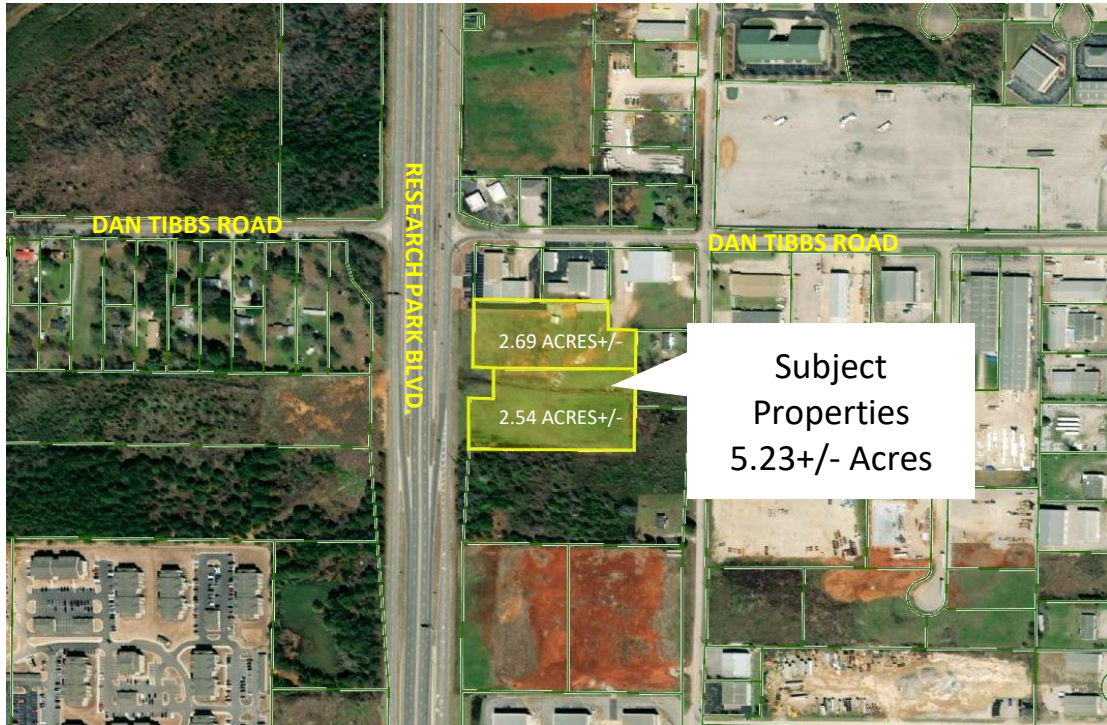




COMMERCIAL REAL ESTATE

RESEARCH PARK BLVD. LAND



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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