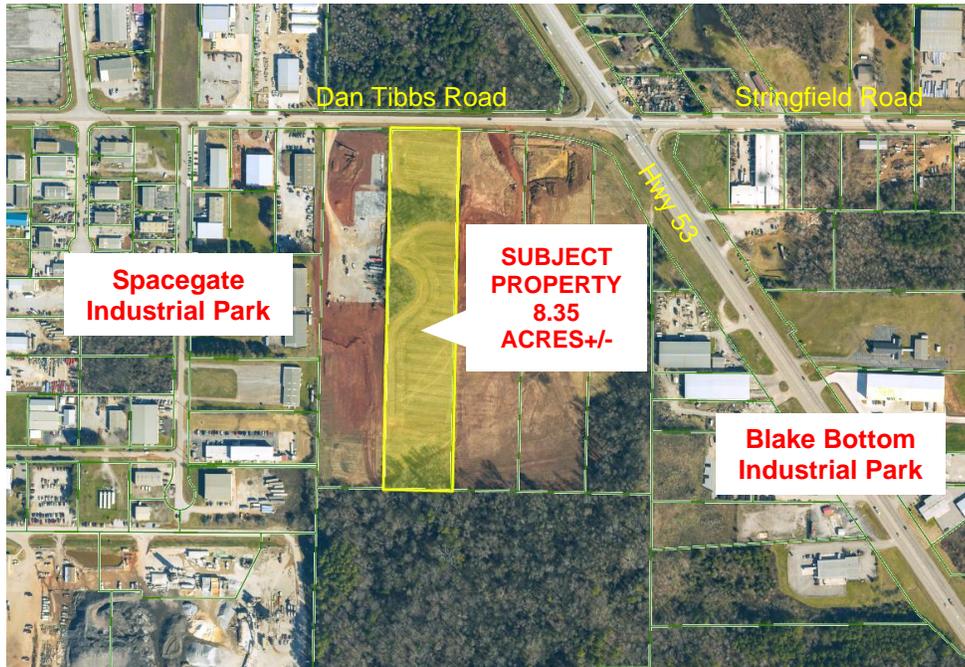




# DAN TIBBS ROAD LAND



**DESCRIPTION:** PRIME DEVELOPMENT LAND FOR INDUSTRIAL USE.  
**LOCATION:** SPACEGATE INDUSTRIAL PARK. NORTH ON JORDAN LANE/HWY. 53. LEFT ON DAN TIBBS ROAD. PROPERTY ON THE LEFT.  
**LAND SIZE:** 8.35 ACRES+/- 261' X 1,394' X 261' X 1,396'  
**ZONING:** COMMERCIAL INDUSTRIAL PARK DISTRICT AND **OPPORTUNITY ZONE**  
**TRAFFIC COUNT:** 20,960+/- VEHICLES PER DAY  
**SALE PRICE:** \$175,000/ACRE  
**CONTACT:** RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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