

# FOR SALE

## 1.45 & 1.17 ACRES

(2.62 ACRES CONTIGUOUS)

SITES AVAILABLE TOGETHER OR SEPARATELY



### PROPERTY HIGHLIGHTS

- 2.62 Acres Combined
- NE 23rd Ave & Alameda Dr
- APN # 210-05-007G
- APN #210-05-007S
- Zoned: CP/GCP
- Adjacent to 6.5 million SF USAA campus, The Shops at Norterra, and Happy Valley Towne Center
- Immediate access to I-17 and Loop 101- Full Diamond Interchange at I-17 and Happy Valley Rd
- Close Proximity to TSMC

FOR MORE INFORMATION PLEASE CONTACT:

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**BOB LUNDSTEDT**

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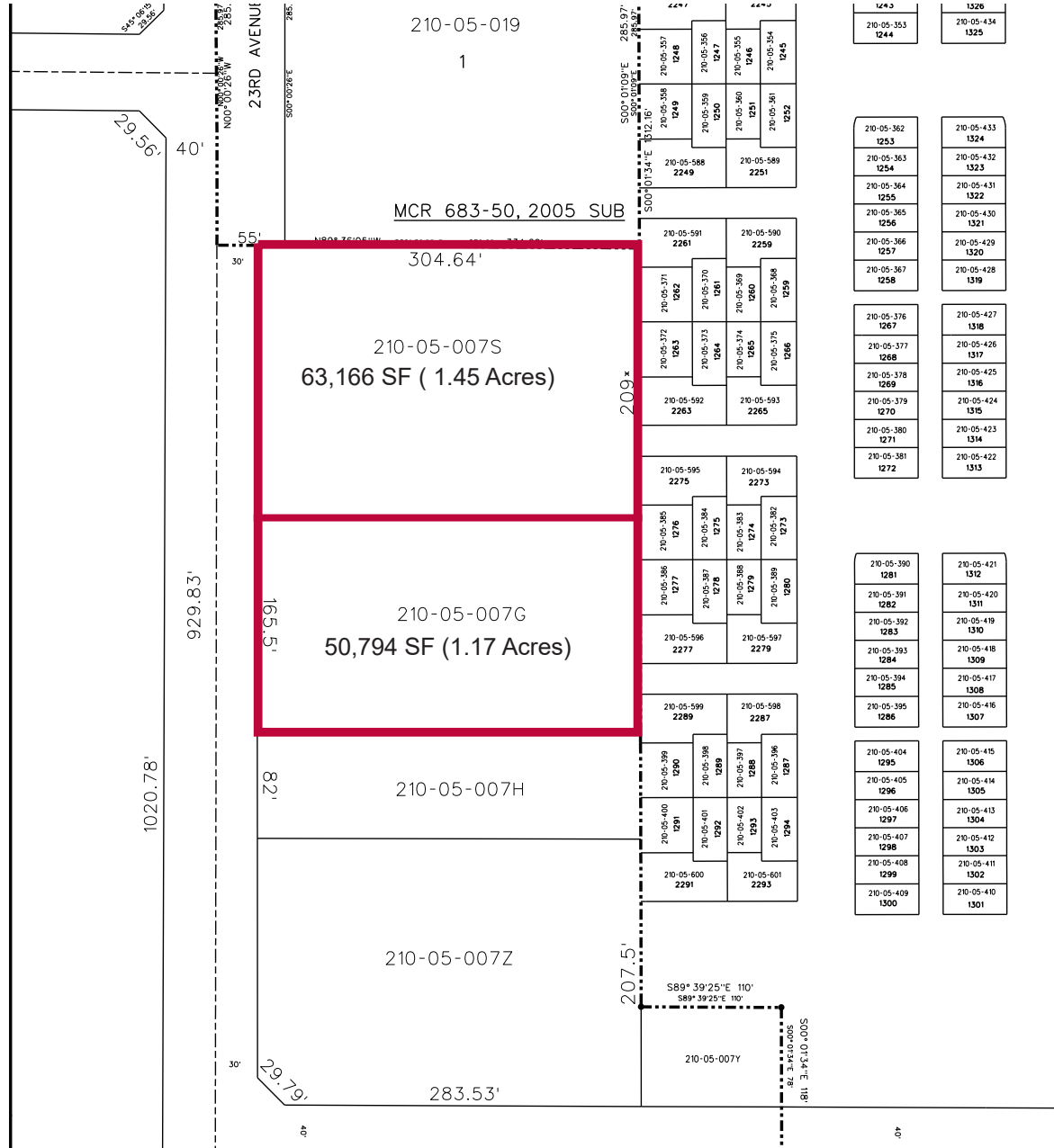
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### PARCEL MAP



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