



**43.09 AC Versatile Land -
West side of Linwood Ave
\$1,206,520**

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Offering Summary

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|---------------|---------------|
| Sale Price: | \$1,206,520 |
| Lot Size: | 43.09 Acres |
| Price / Acre: | \$28,000 |
| Zoning: | R-1-7 and C-2 |

Property Overview

43.09± acre development tract with ±670' of high-visibility frontage along Linwood Avenue. The property offers a flexible zoning split — 4.07± acres of C-2 at the Linwood frontage for commercial opportunity, and the balance is zoned R-1-7 for residential development or buffering. Mostly located in Flood Zone X, with a portion of the west end in Flood Zone AE. Ideal for mixed-use, commercial corridor retail anchored by residential lots behind, or a single-user campus with significant road exposure. The property sits between Linwood Avenue and Interstate 49, with Flournoy Lucas Road to the north and Southern Loop just to the south. I-49 is less than one mile from the subject property and is easily accessible via Southern Loop.

