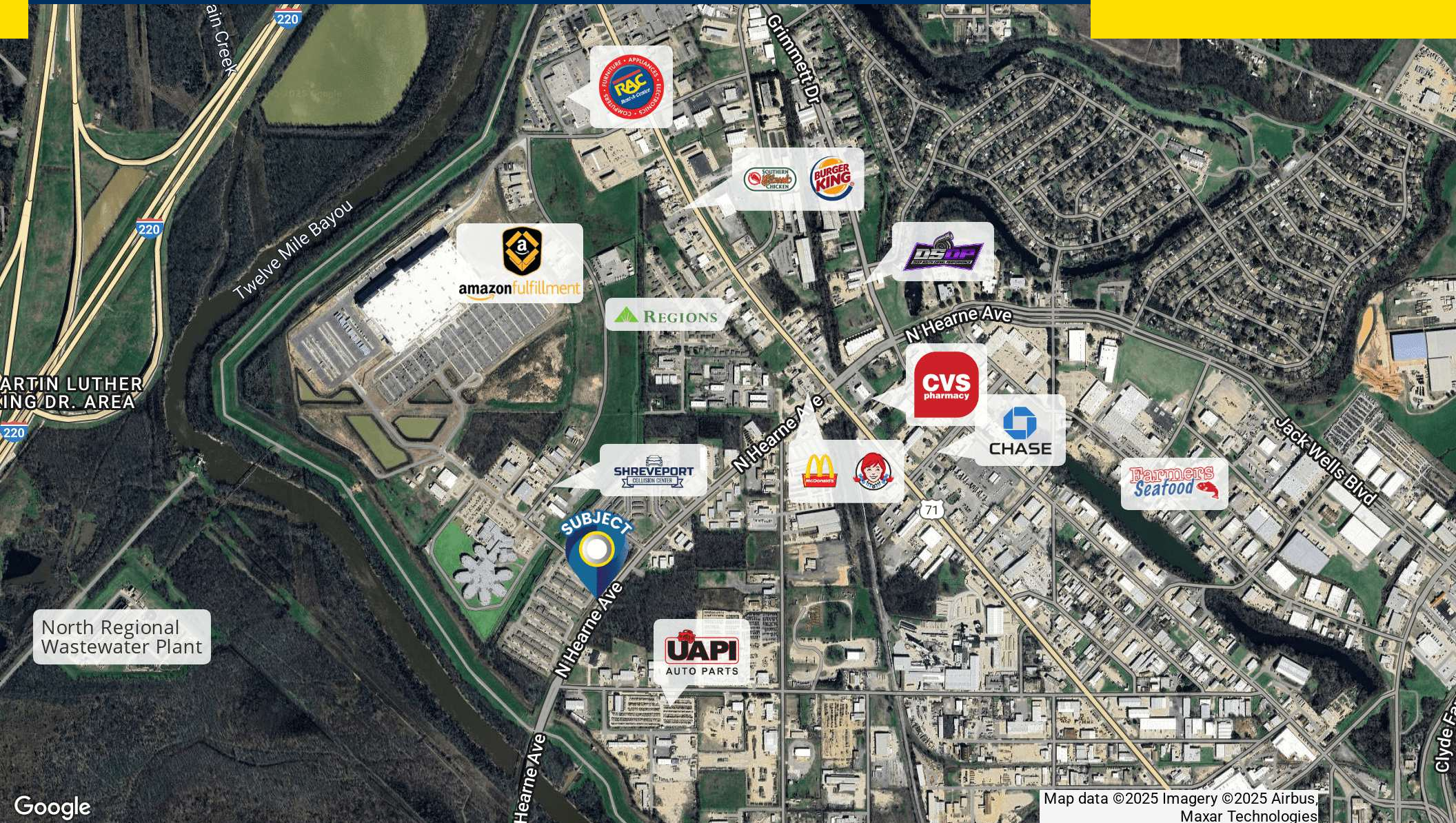


Offering Summary

Sale Price:	\$114,345
Lot Size:	1.5 Acres
Price / Acre:	\$76,230
Zoning:	I-1

Property Overview

This 1.5-acre cleared commercial lot is perfectly positioned for industrial or business ventures. Zoned I-1 (Light Industrial), the property offers versatile opportunities ideal for warehouses, distribution centers, or small-scale manufacturing. Its expansive space and strategic zoning make it a prime choice for businesses seeking a robust foundation for growth and operations. Conveniently located just off Hearne Avenue and only 1.8 miles from I-220, this site boasts excellent accessibility for logistics and transportation needs. The property is just 0.25 miles from the Amazon facility and is surrounded by numerous industrial and manufacturing businesses, ensuring a thriving commercial environment. This prime location offers unparalleled connectivity and proximity to key industrial hubs.



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