

Land Available For Sale, BTS, or Ground Lease

0.76-ACRE PAD

Russell Road & New Beginnings Drive



0.76-ACRE PAD

RUSSELL ROAD & NEW BEGINNINGS DRIVE

FOR SALE, BTS, GL



PROPERTY HIGHLIGHTS

- **±0.76 ACRE SITE AVAILABLE**
- PARTIALLY IMPROVED CORNER PAD
- APN: 161-34-510-003 (C-2 ZONING)
- VARIETY OF POSSIBLE USES: GAS STATION, QSR, AUTOMOTIVE, CAR WASH, ETC.



LOCATION HIGHLIGHTS

- MATURE SOUTHEAST TRADE AREA WITH TREMENDOUS GROWTH
- CORNER PARCEL OF E. RUSSELL RD. & NEW BEGINNINGS DR.
- SURROUNDED BY A PLETHORA OF NEW RESIDENTIAL & COMMERCIAL DEVELOPMENTS
- OFFERING IMMEDIATE ACCESSIBILITY TO US-95 & BOULDER HIGHWAY



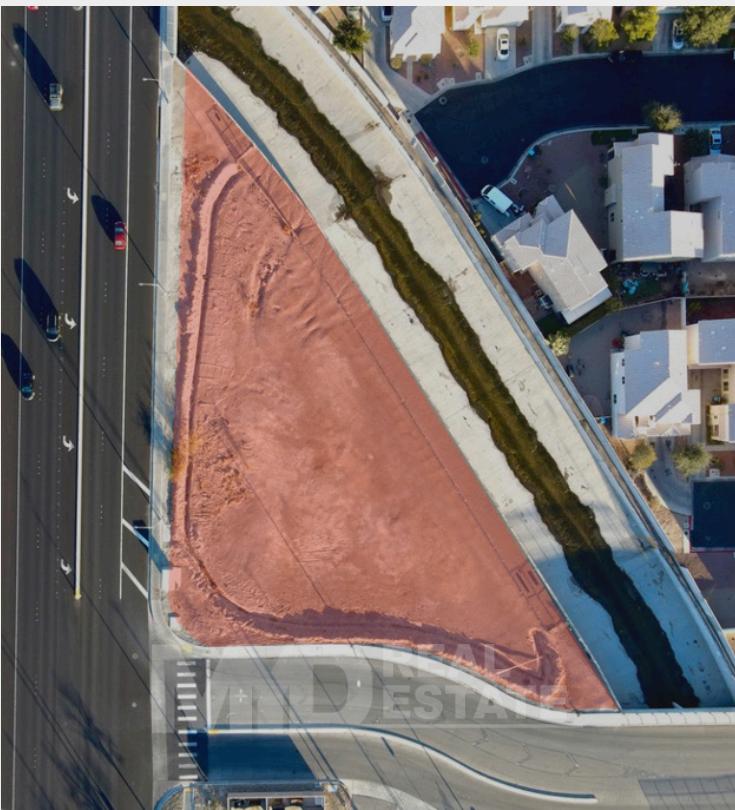
OFFERING HIGHLIGHTS

- **SALE: \$1,100,000**
- **BTS: CONTACT FOR PRICING**
- **GL: CONTACT FOR PRICING**



AERIAL MAP





0.76-ACRE PAD

RUSSELL ROAD & NEW BEGINNINGS DRIVE

MYD REAL
ESTATE



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