

Land Available For Sale, BTS, or Ground Lease

# 0.76-ACRE PAD

Russell Road & New Beginnings Drive



N STEPHANIE ST

NEW BEGINNINGS DR

E RUSSELL RD

**MYD** REAL ESTATE

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# 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

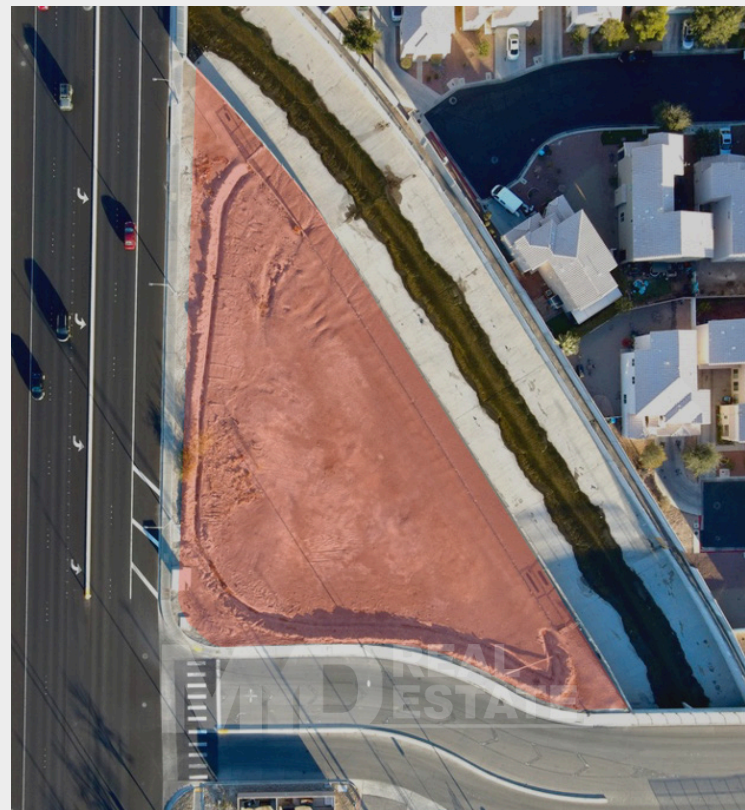




# AERIAL MAP









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RUSSELL ROAD & NEW BEGINNINGS DRIVE

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