

# Airport Village Commercial Land Opportunity

# FOR SALE



## Property Overview

Commercial land consisting of approximately 2.74 acres located in Airport Village in a high-traffic area. Utilities are available at the site, with a city sewer line running through the approximate center of the property. The front portion of the land is zoned commercial, while the rear portion is zoned agricultural. The property features two existing entrances, offering convenient access and flexibility for development. Seller may consider owner financing.

## Property Highlights

- ±2.74 acres of commercial land
- Front portion zoned commercial
- Rear portion zoned agricultural
- Utilities available at the site
- City sewer line runs through the approximate center of the property
- Two existing entrances provide flexible access
- Seller may consider owner financing
- Suitable for a variety of commercial or mixed-use concepts

## Property Details

<b>Price:</b>	\$210,000
<b>Lot Size:</b>	2.74 Acres
<b>Frontage:</b>	200
<b>Traffic Count:</b>	15K-20K
<b>Utilities:</b>	Public Utilities Available
<b>Zoning:</b>	Commercial
<b>APN:</b>	16602320001020000

### Amy Hunt - Agent

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# Business Map



Google

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