

## **PROPERTY OVERVIEW**

AVAILABLE:	±16.44 ACRES
ASKING PRICE:	\$5,400,000
PRICE PER SF:	\$7.54 PSF
ZONING:	C-2
PARCEL:	830-37698-000

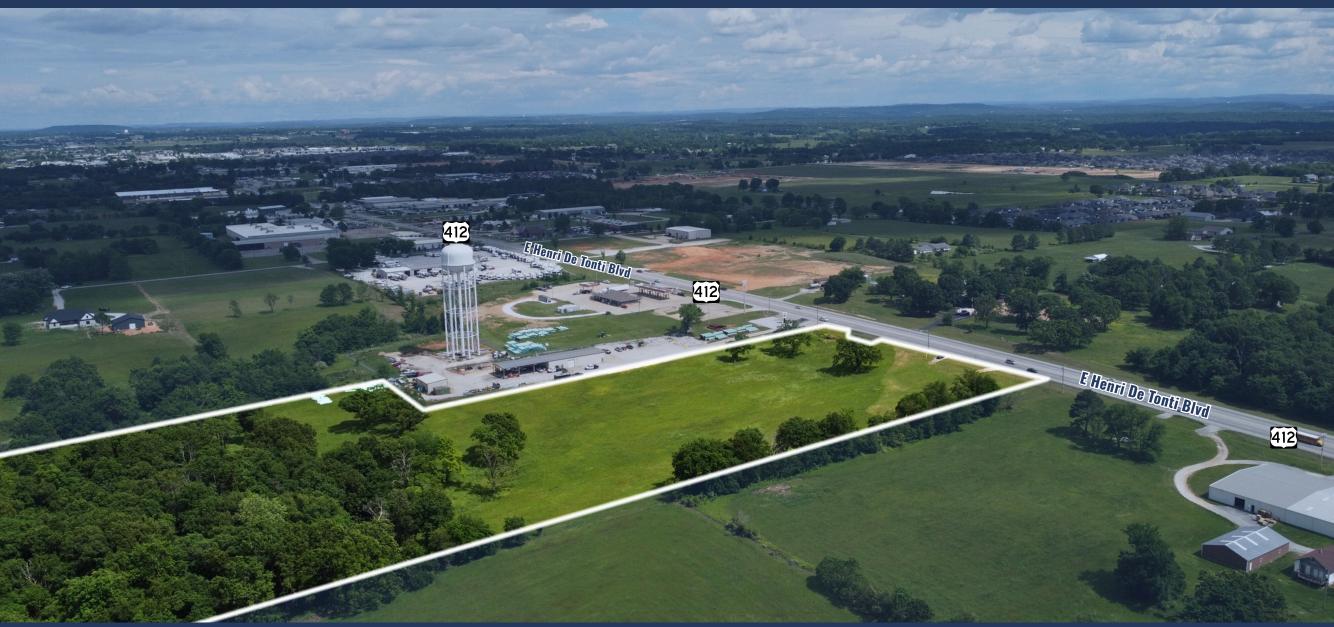
### PROPERTY HIGHLIGHTS

- LESS THAN A 5-MILE DRIVE TO INTERSTATE-49
- LOCATED 1.75 MILES FROM 612 BYPASS AND FUTURE WALMART STORE
- SEWER, WATER, AND ELECTRIC AVAILABLE
- TRAFFIC COUNT: 33,000 VEHICLES PER DAY



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### **INTERSTATE-49**



### **HWY 112**

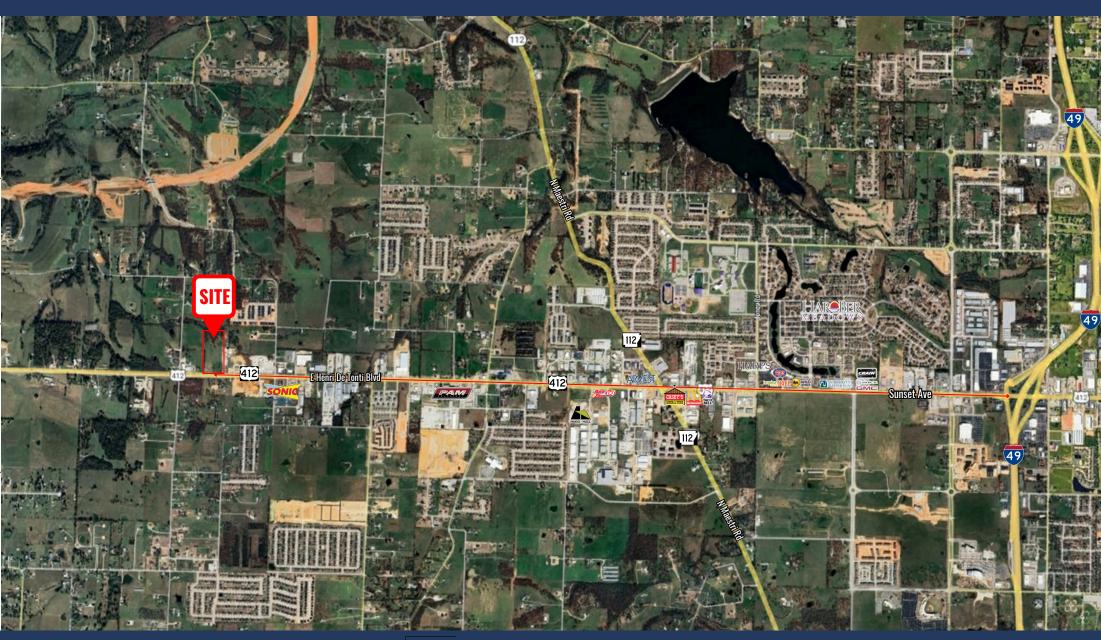
3.1 MILES (\$\infty\$ 8 MIN

# **HWY 412**

0 MILES ( ) O MIN

### **XNA AIRPORT**

9 MILES (1) 19 MIN



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