

### SITE FEATURES:

- Large, Flat Developable Site with Great Frontage to US-259
- At High Traffic Section of US-259 at the State HWY 315 Spur



### FOR MORE INFORMATION PLEASE CONTACT:

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#### LAND:

Approximately 26.54 AC  
~16.3 AC Inside City Limits  
~10.24 AC Outside City Limits

#### LIST PRICE:

\$2,250,000.00

#### PROPERTY HIGHLIGHTS

- + Approx. 2,110' of Frontage along US-259
- + Directly Across US-259 from CEFCO's New Truck Stop Development (Opened in December 2020)
- + Approximately 12,000 VPD at Intersection of US-259 and HWY 315 Spur

