

FOR SALE

SALE PRICE

- \$650,000.00

PROPERTY DETAILS

- +/- 3.12 Acres
- 738 feet of I-12 Frontage
- 73,820 Vehicles per day
- Fully Fenced and Cleared
- Private well
- Private septic
- Existing Pylon sign with electrical

OVERVIEW

Position your business for maximum exposure with this 3.12-acre commercial site along the highly traveled I-12 corridor.

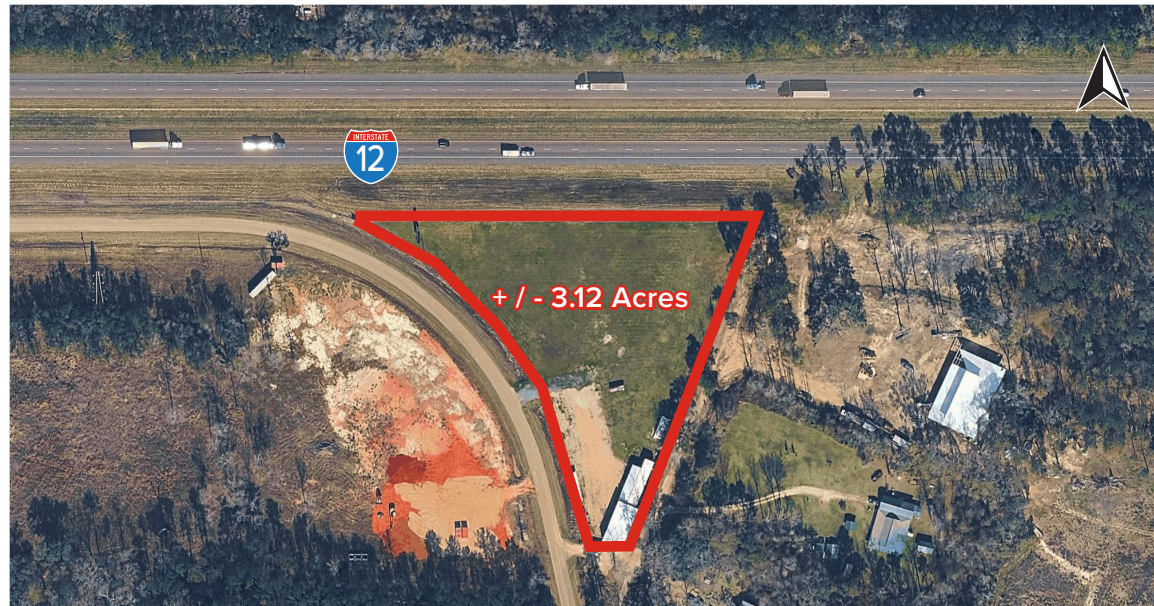
Situated on the South Service Road, the property offers excellent accessibility while benefiting from direct frontage and visibility along Interstate 12—providing a rare combination of convenience and high-traffic exposure.

The site is fully cleared and fenced, creating a secure and functional layout ready for immediate use. Equipped with a private well and septic system, the property allows for reduced development costs and a quicker path to occupancy.

An existing pylon sign with electricity already in place offers immediate branding potential and added visibility to passing traffic along the interstate—an advantage that is increasingly hard to replicate.

Access is seamless via Highway 22 or South Airport Road, making it ideal for industrial users, contractors, or businesses requiring efficient truck movement and strong logistical connectivity.

This is a versatile opportunity for a laydown yard, equipment storage, or future development in one of the region's most active corridors.



2025 DEMOGRAPHICS



POPULATION

5 MILE	10 MILE	15 MILE
31,581	102,727	176,526



AVG. HH INCOME

5 MILE	10 MILE	15 MILE
\$96,126	\$92,985	\$100,369



HOUSEHOLDS

5 MILE	10 MILE	15 MILE
12,382	39,449	68,081

