

FOR LEASE/BTS



0.88 OUTPARCEL LOT - DRIVE THRU OPTION

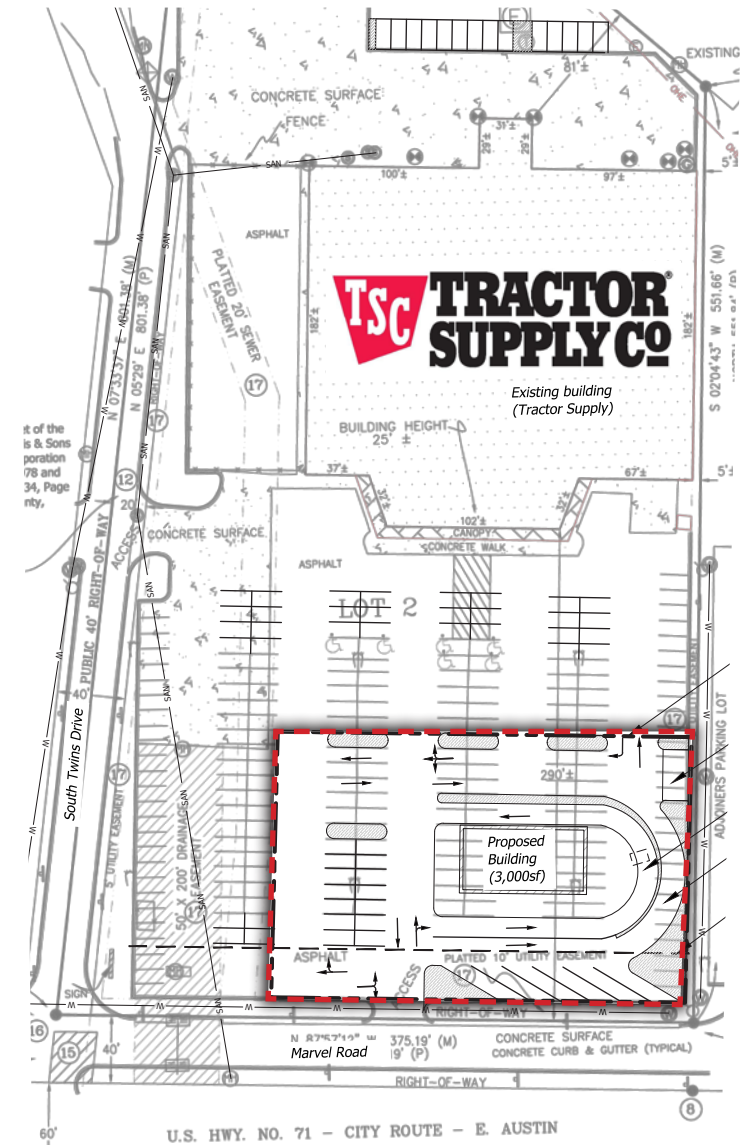
2401 E. Marvel Road | Nevada, MO 64772

PROPERTY HIGHLIGHTS

- 0.88 Acre outparcel lot
- Proposed 3,000 SF building with drive thru option
- Ground lease or build-to-suit
- Immediate access to I-49 Highway
- Full access from Austin Blvd



CONCEPTUAL LAYOUT



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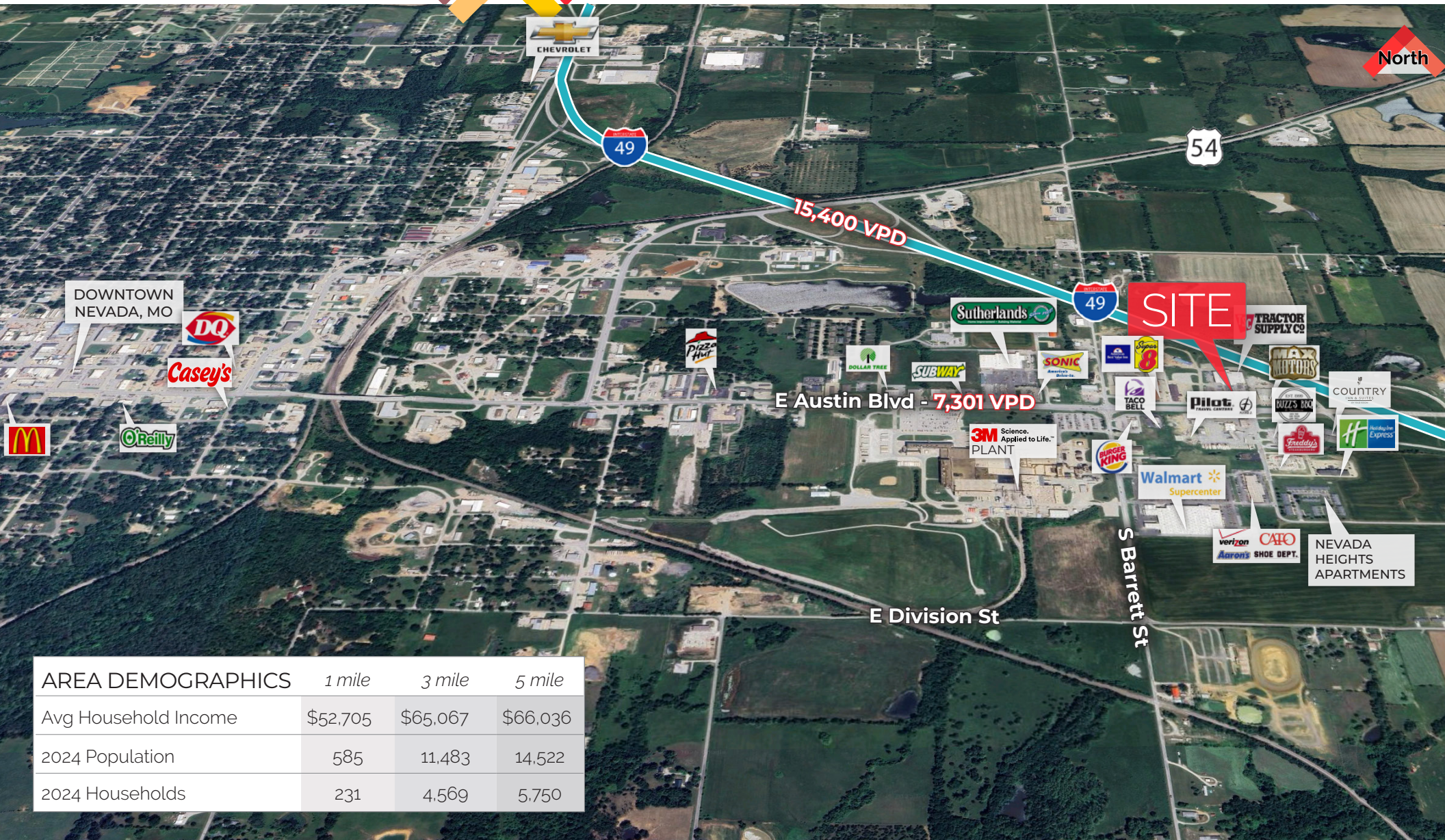


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