

905 + 911

**SOUTH
RESERVE
OFFERING**



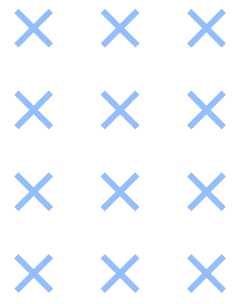
SOUTH RESERVE

TWO COMMERCIAL LOTS FOR LEASE

905 and 911 South Reserve St are now available for lease from the DNRC. The 1.87 acre and 0.91 acre lots are adjacent and can be leased separately or as a unit. This high-visibility location with 466.88 combined feet of street frontage on Reserve has an over 33,000 AADT.

The property is within city limits and has nearby access to city sewer and water. Zoned B2-2, which per Title 20 is intended to accommodate neighborhood business and commercial uses, as well as mixed-use residential and business development.





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SOUTH RESERVE

SAMPLE SITE PLAN



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About DNRC and the Trust Management Mandate

The DNRC uses funds generated from leasing State Trust Lands to benefit public education institutions. Some trust lands such as the parcels featured here are located in ideal commercial locations. The DNRC is charged with managing these properties through a competitive development process.

Why Lease State Trust Lands?

State land leases are available for periods as long as 99 years, significantly reducing front-end costs by removing the barrier to finance land acquisition.

