



### Offering Summary

Sale Price:	\$1,100,000 (\$402,930/Ac)
Lot Size:	2.73 Acres
Zoning:	C-2
Land Splits Available:	Yes
Access:	LA 511 (E 70th St.) LA 1 (Youree Dr)
Frontage:	542'
APN:	171320137000100

### Property Highlights

- 2.73 Acres Vacant Land - Corner Lot of Rapidly Developing Area
- Adjacent to Fern Marketplace
- Close Proximity to Restaurants, Businesses, Upscale Neighborhoods, Retailers, and More

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### Property Description

2.73 Acres of Vacant Land for Sale in rapidly developing Alexandrine Place on the corner of Fern Loop. Located directly across the street from Fairfield Grocery and McCary's Jewelers. This site is adjacent to Fern Marketplace which includes Whole Foods, Orange Theory Fitness, Hollywood Feed, Grub Burger, First Watch, La Madeleine, At Home, and many others. This site is also in close proximity to the Home Design Center, Iberia Bank, Orr BMW Xpress Car Wash, SportSpectrum, Franks Pizza Napoletana, and many more.

### Location Description

Located on the corner of Fern Loop in Alexandrine Place. This lot is located in an area that is significantly growing and surrounded by residences, restaurants, and retailers. This property location has quick and easy access to Highway 1 as well as I-49.

