

# AVAILABLE

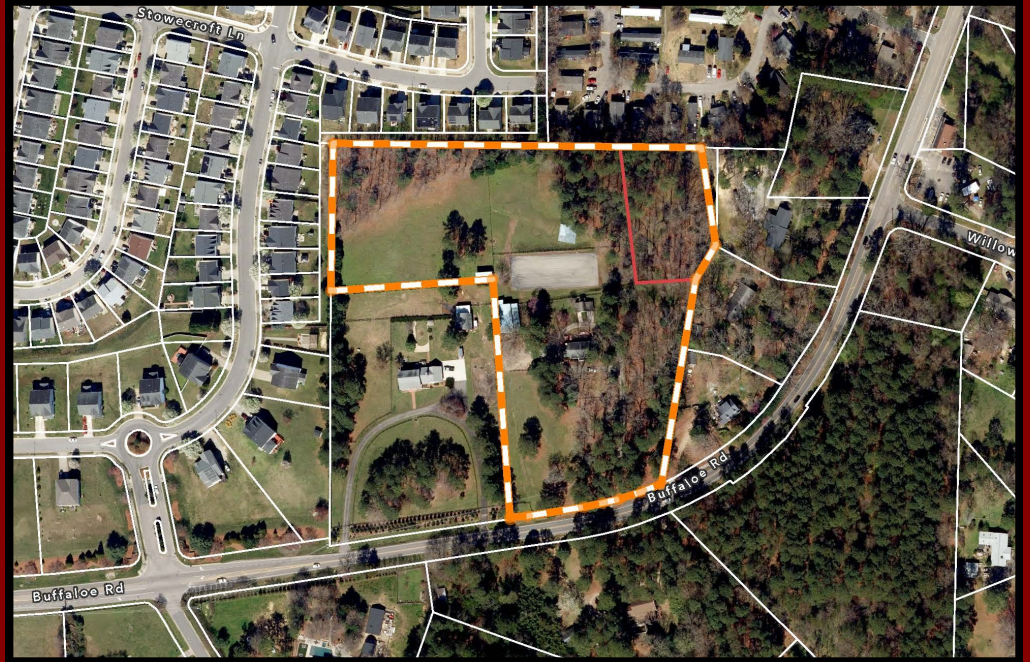
**Approx  
8.14 Acres**

**5525 Buffaloe  
Road**

**Located less than 2  
miles from I540**

- Convenient access to Restaurants, Retail, & Service related businesses
- 312' Road Frontage on Buffaloe Rd
- Traffic Count 13,000 VPD (2025)
- Parcel ID #'s  
1735494487  
1735496692
- Located less than 3 miles from Capital Blvd and less than 2 miles from I540
- Ideal Site for Church, Daycare, Senior Living, Multi-family, Horse Farm, or Single Family additional home sites.
- Zoned R-1

**Asking Price  
\$2,600,000**

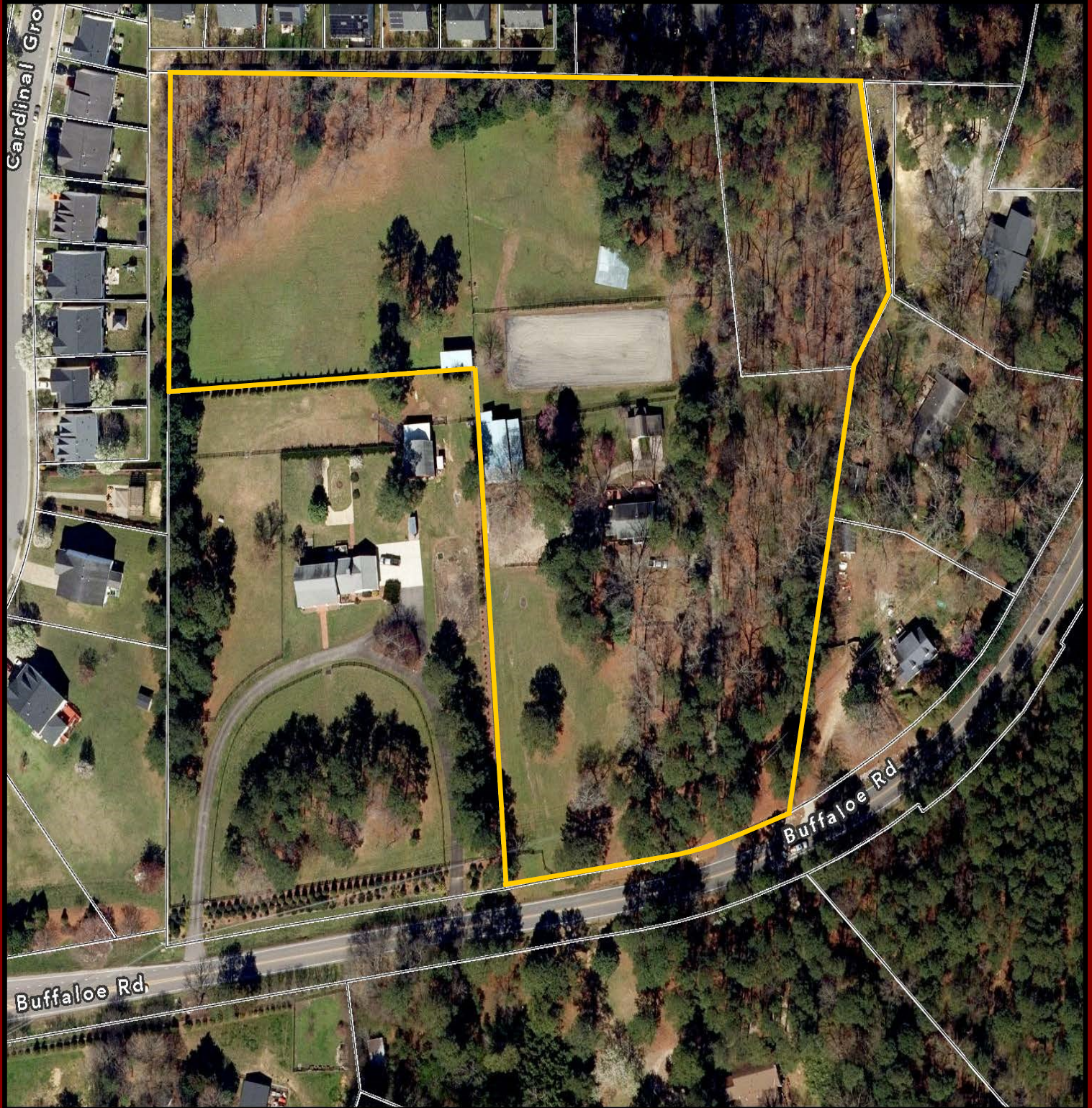


***Opportunity for Redevelopment***



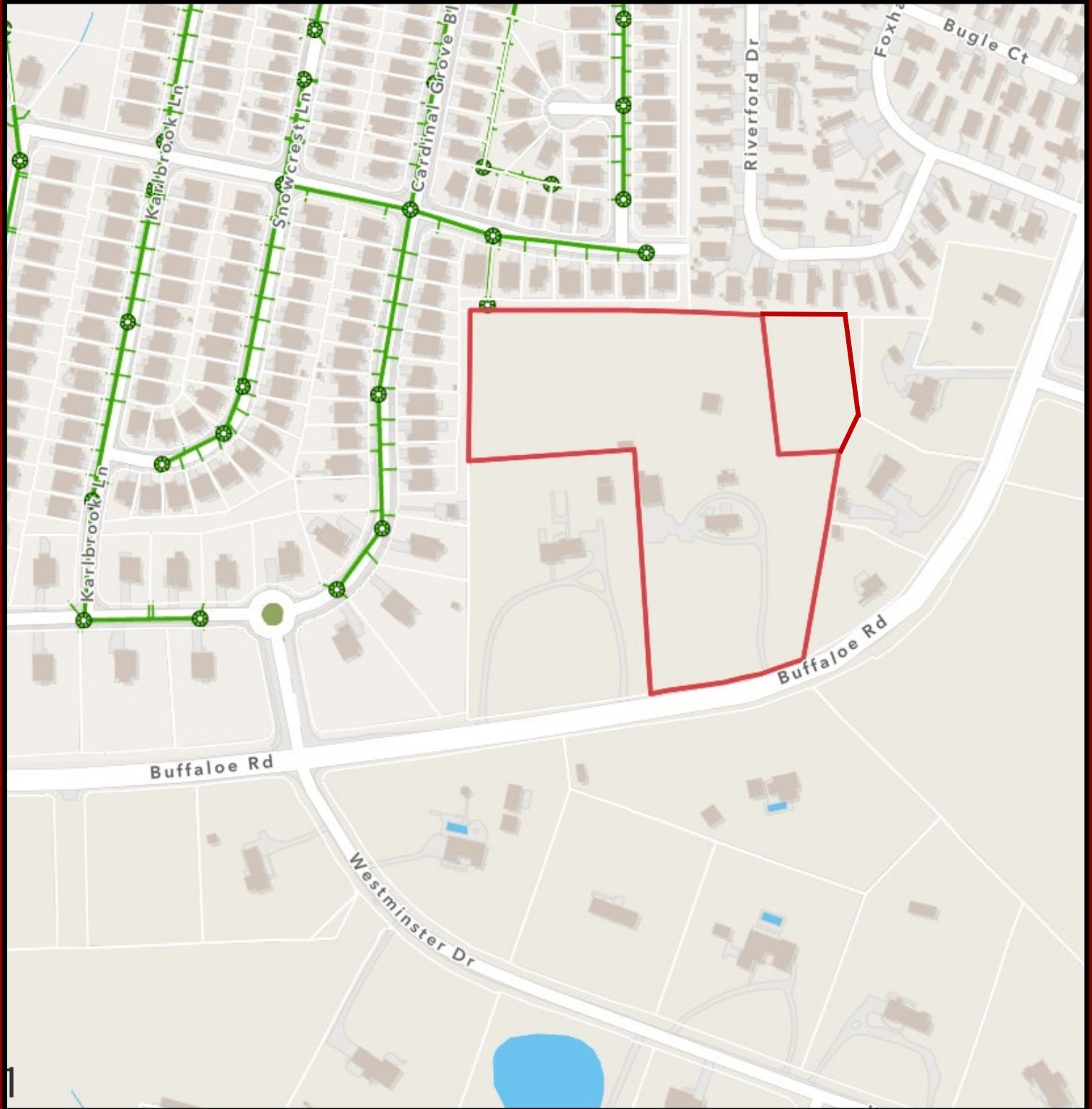


# AERIAL



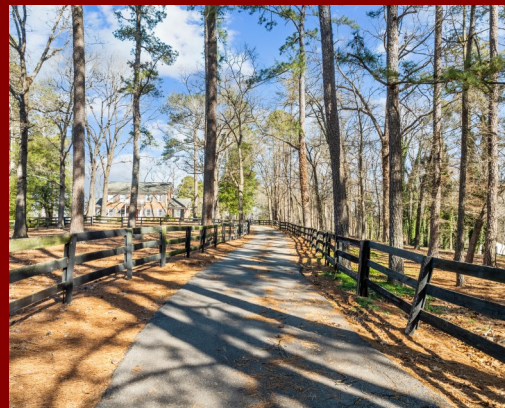
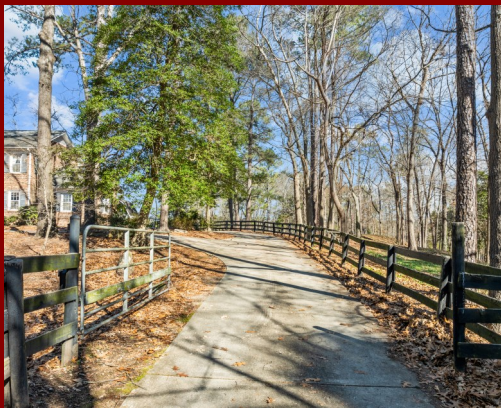


# Sewer Lines Location



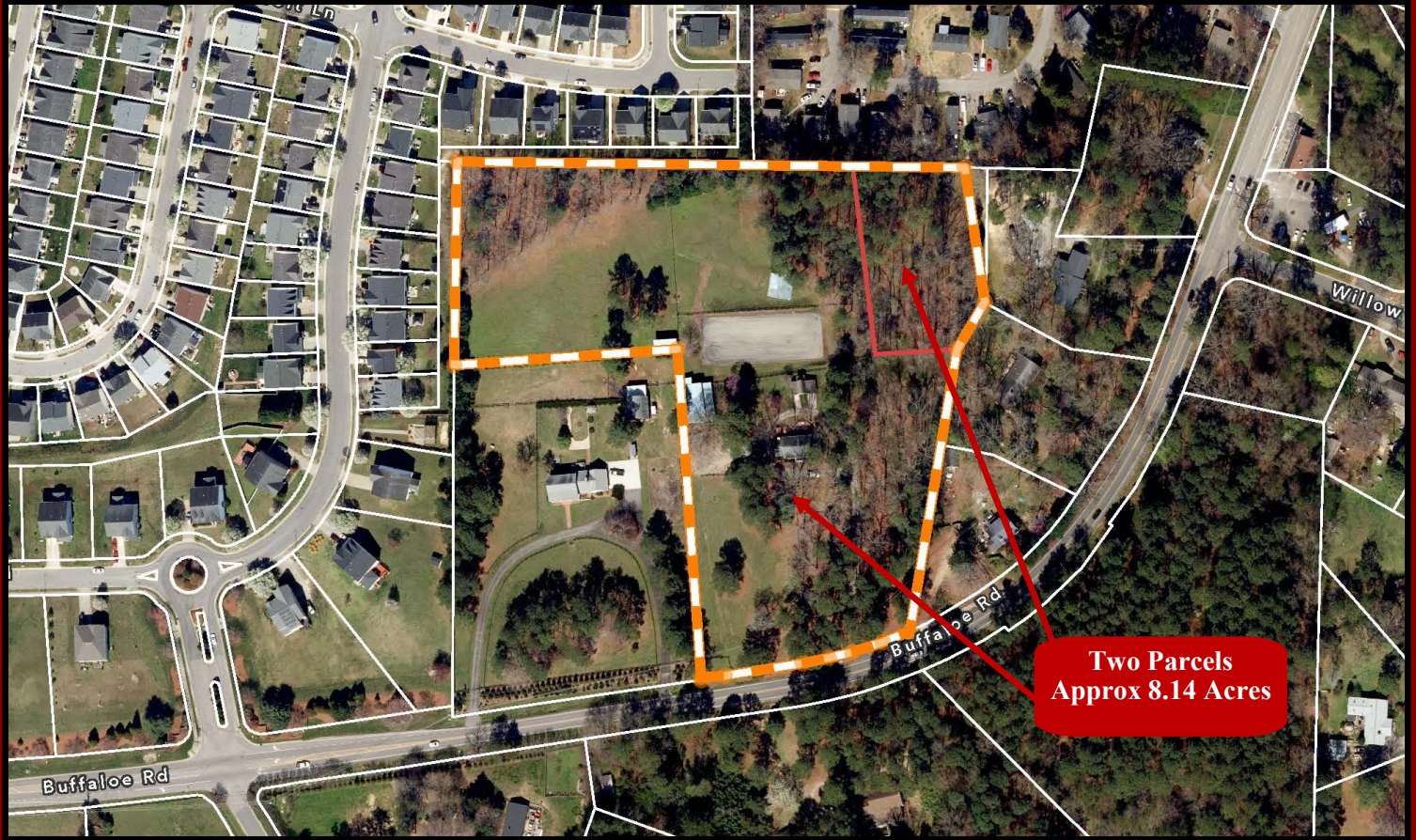


# PHOTOS





# PROPERTY DESCRIPTION



**Approximately 8.14 Acres, with improvements, consisting of two lots with Lot #2 being approximately 7.19 acres with PIN #1735494487 and REID #0035237 with legal description of “LO2 PROP JOHNSON & JOHNSON BM2000-264” and additional Lot being approximately .95 Acres with PIN #1735496692 and REID #0325217 with legal description of “DIVISION PROPERTY DAN CRITCHER”.**



# Area Map and Amenities

