

Land

1.92 Acres / Divisible
Retail – Restaurant – Auto Parts

FOR SALE PROPERTY SPECIFICATIONS

Description:	Improved Vacant Lot
Land Size:	1.92 Acres
Topography:	Level
Utilities:	Located in Right of Way
Sewer/Water:	City/City
Frontage:	403'
Depth:	208'
Possession:	Closing
Zoning:	AB – Area Business
Real Estate Taxes:	\$29,303.28 (2015)
CAM/Insurance:	\$3.80 PSF
Sale Price:	\$836,352/\$10.00 PSF \$485,000/\$5.80PSF



PROPERTY OVERVIEW 1.92 Acres

- Located just north of Big Timber Rd and Butera Foods
- On-site detention will be required
- Cross access with McDonald's and Pop's Pantry
- Other area retailers include Burger King, Taco Bell, Dairy Queen and Dunkin Donuts
- Traffic counts 19,000 vehicles per day on McLean Blvd. Traffic counts at McLean Blvd. and Big Timber Rd are 16,400 per day
- **PIN:** 06-03-377-004

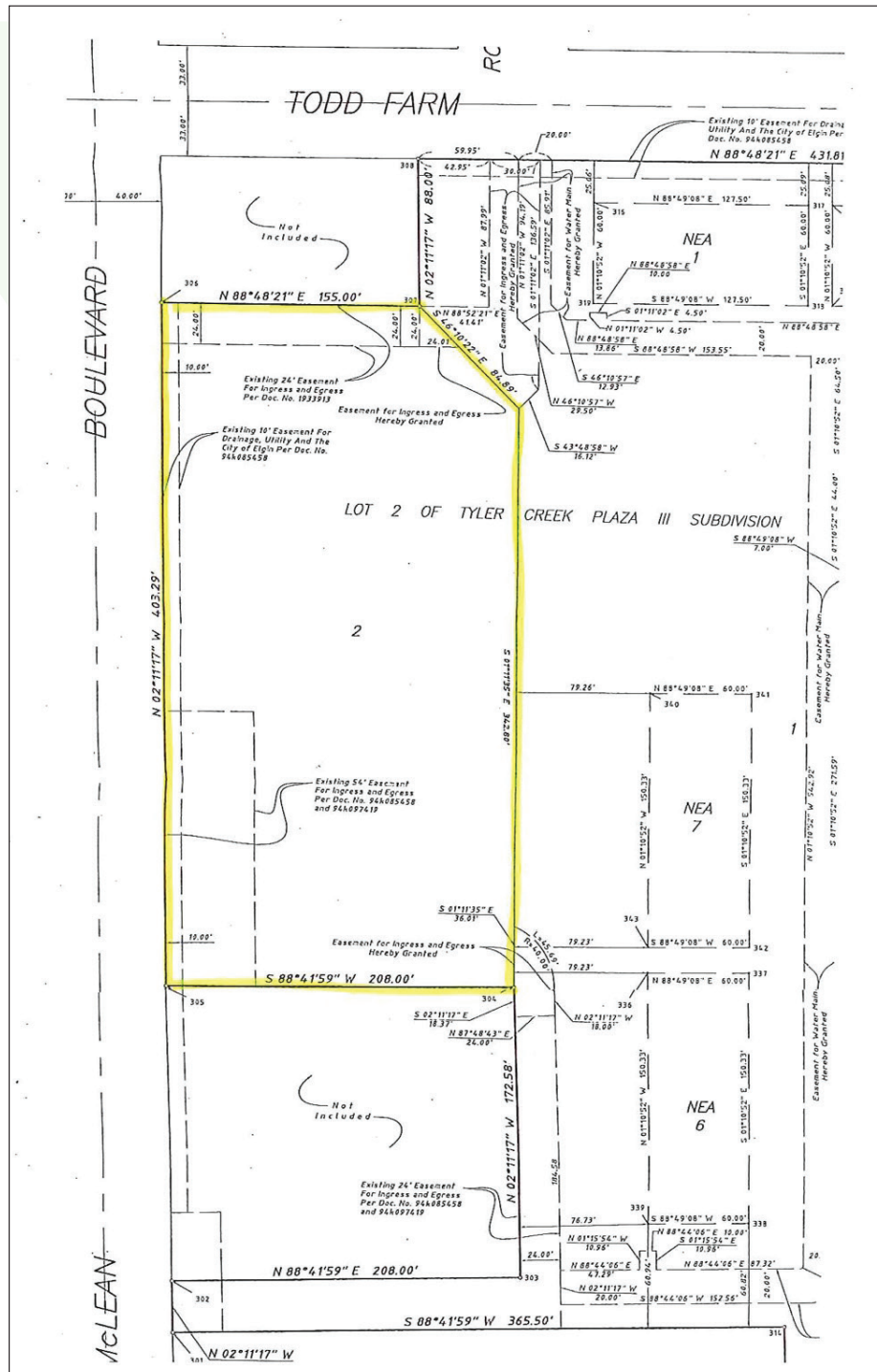
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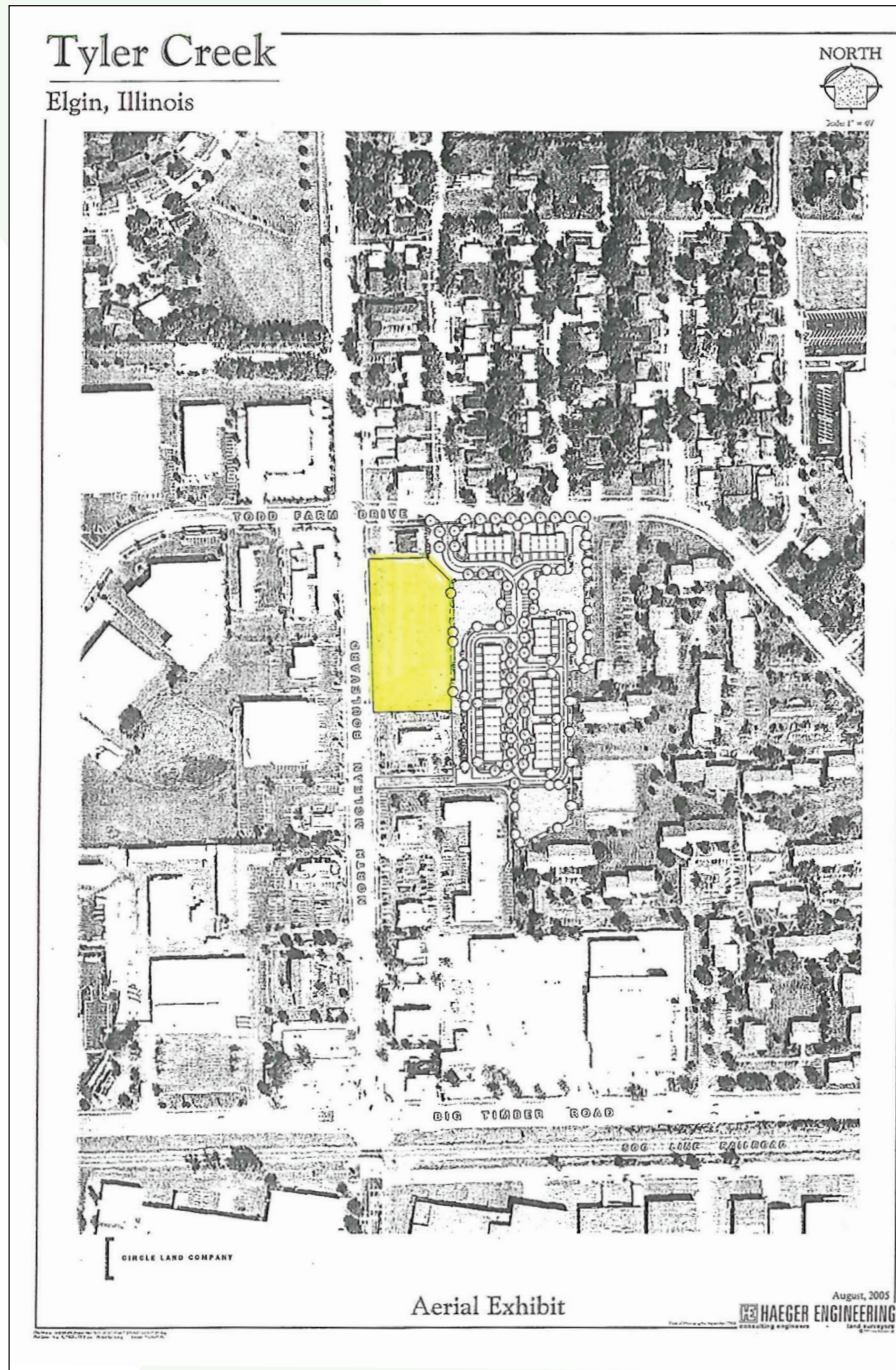
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