

FOR SALE



PROPERTY INFORMATION

| | |
|----------------|---|
| Property Type | Commercial Development Land |
| Zoning | RUT |
| Land Size | +/- 21.34 acres |
| Pad Size | 2 remaining parcels: +/- 11.1, +/- 4.24 |
| Price | \$3,650,000 |
| Frontage | 300 ft on Highway 55 |
| Traffic Counts | 11,174 VPD (10/30/18) Highway 55 N of Beacon Light |

HIGHLIGHTS

- Incredible potential for mixed use development
- Fantastic visibility and access on lighted intersection
- One of the last remaining development parcels on Highway 55 with 940 feet of frontage
- Surrounded by incredible Valley growth through large residential developments of Dry Creek Ranch, Avimor, Hidden Springs, Cartwright Ranch, and future Spring Valley Ranch

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale,
and/or withdrawal



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Vicinity Aerial with Surrounding Developments



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Wide Valley
Aerial



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