Woodyard Associates LLC 1.74 ± Acre Commercial Site FOR SALE on US 41



STRAP #: 05-43-24-01-00032.0010

ZONING: C1 - Commercial

TRAFFIC COUNTS: 25,700 AADT 2017

SIZE: $1.74 \pm \text{Acres or } 76,000 \pm \text{Sq. Ft.}$

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DIMENSIONS:
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US41 Frontage: 390'± Depth: 172'±

PRICE: \$375,000 / \$5 PSF

2021 TAXES: \$1,144.08

COMMENTS: 390± Ft. frontage on US 41 in an area of rapid residential and commercial growth. Located just south of Heron's Glen and north of Magnolia Landing. DR Horton, a national home builder, is now developing Magnolia Landing, a 900 acre 1,600 home community adjacent to Heron's Glen. Adjacent 3.9± acres available.

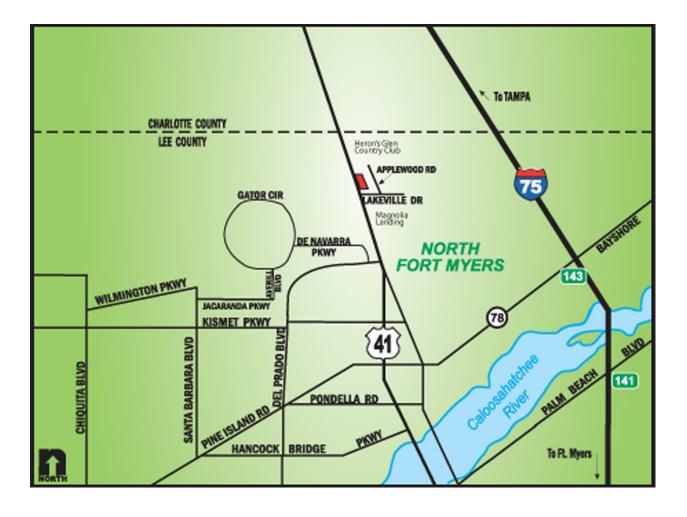
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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