



**FOR LEASE/  
SALE**

**AVAILABLE SPACES  
112,628 SF**

**TOTAL SIZE  
2.58 AC**

**ZONING  
TC**

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**PROPERTY HIGHLIGHTS**

Great location on the corner of Doniphan Dr. and Vinton Rd. this property has a total of 2.58 acres of commercial land where you can build your own business, shopping center or yard.

Property is located just a couple of minutes away from Interstate-10 with easy access and egress to and from the property and next to Family Dollar and ¾ of a mile from the Villagem of Vinton County offices, the sheriff's and police department

**TAX RECORD '21 - \$9,427**



**AREA TRAFFIC GENERATORS**



**DEMOGRAPHIC SNAPSHOT 2021**



**15,937**  
**POPULATION**  
3-MILE RADIUS



**\$37,804**  
**AVG HH INCOME**  
3-MILE RADIUS



**4,184**  
**2021**  
**HOUSEHOLDS**



**TRAFFIC COUNTS**  
VINTON RD: 7,840 VPD  
DONIPHAN DR: 9,880 VPD  
(TDT)





