



ABOUT THE PROPERTY


DAI Commercial is pleased to announce a rare opportunity to acquire approximately two acres* of land near Lynes Parkway and Interstate 516. This strategically located property is in the Poplar Place/University Place neighborhood and is zoned RSF-6 (Residential Single Family 6). The business potential for this land is vast, accommodating multifamily residential developments, flex spaces, or service-oriented businesses. The area experiences high traffic volumes and provides convenient access to major routes, including Interstate 16, Lynes Parkway/Interstate 516, Veterans Parkway, Interstate 204, Derenne Avenue, Montgomery Street, and Abercorn Street. This makes it an ideal location for various uses.

*Addresses Included: 235 W Derenne Ave, 251 W Derenne Ave, & 436 W Derenne Ave


HIGHLIGHTS

 \$700,000
(~\$353,839/ACRE)

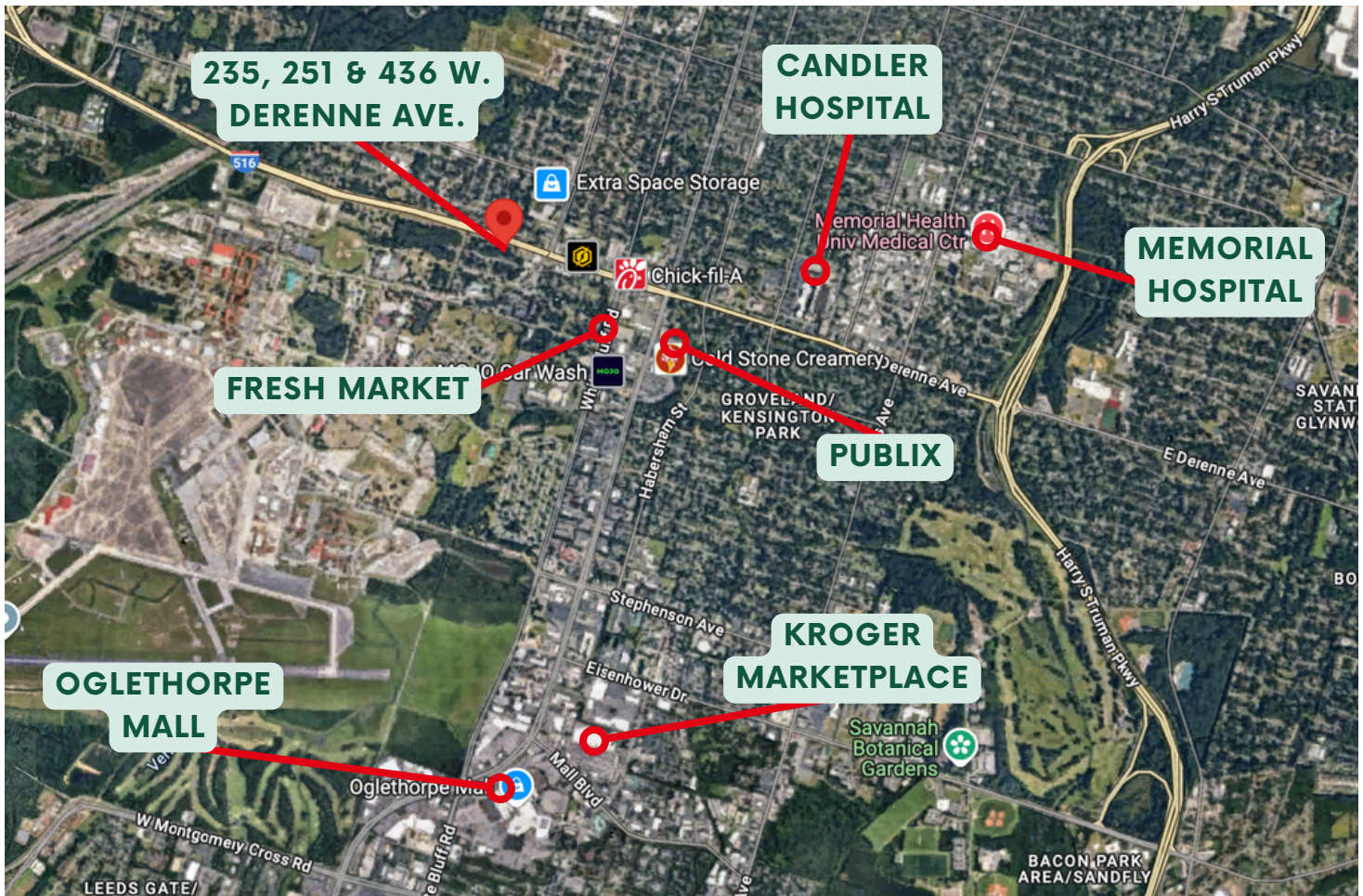
 1.98 ACRES

 PIN #- 20129 03026, 20129 03027, 20129 03028, 20129 03029, 20129 03030, 20129 03030A

 ZONING: RSF-6 (RESIDENTIAL SINGLE-FAMILY 6)

 EASY ACCESS TO I-16, LYNES PKWY/INTERSTATE 516, VETERANS PAKWY, HWY 204, DERENNE AVE, MONTGOMERY ST AND ABERCORN ST

LOCATION MAP






PROPERTY IMAGES




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AREA DEMOGRAPHICS

| 2024 AREA DEMOGRAPHICS | 1 MILE | 3 MILES |
|---|---------|---------|
|  POPULATION | 8,675 | 75,308 |
|  AVG. HH INCOME | \$50.4K | \$48.9K |
|  NO. OF HOUSEHOLDS | 3,292 | 31,853 |

|  DAILY TRAFFIC COUNT | |
|---|--------|
| W. DERENNE AVE | 61,300 |
| MONTGOMERY ST. | 10,400 |