

Property Details

This commercial land lot is a prime opportunity for any business looking for a strategic location with excellent visibility and accessibility. This lot offers unparalleled convenience and exposure for your business.

In addition to its strategic location and pad-ready status, this commercial land lot boasts excellent visibility.

Land Specs

Price	675,000
Price Per SF	\$8.61
Property Type	Commercial
Lot Size	78,408 FT
Acres	1.8
Zoning	GVUV
Parking	94 Spaces

Location Details

Situated near I-20, one of the busiest highways in the region.

367 ft of road frontage on Iris Drive.

In a high-traffic area with great exposure to passing motorist.

Part of the Gateway Village District, which has a growing market demand for commercial and mixed-use development.



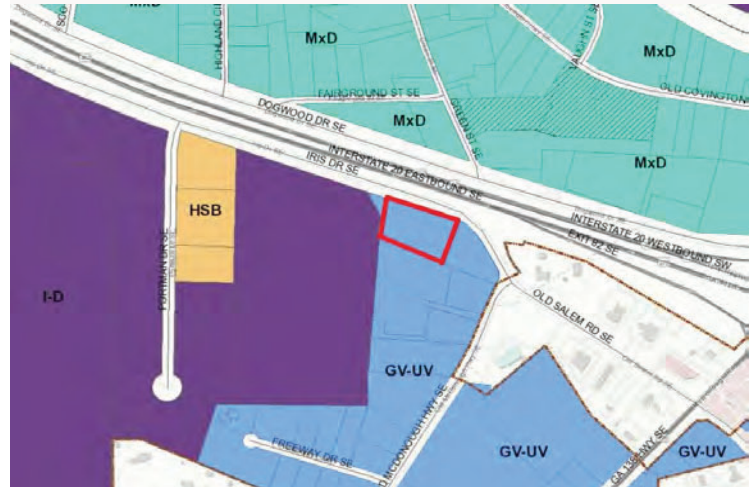
Demographics

Household Income - \$55,164

Absolute Population - 17,913

Highlights

- Pad Ready
- All Utilities on Site
- Strong presence in a thriving area
- Commercial and retail businesses near by



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