

# FOR SALE

## +/- 1.7 Acres

Whole City Block By Downtown



### LOCATION

3/4 mile from  
CBD  
& IH 35

Frontage on four  
city streets

West of down-  
town

### HIGHLIGHTS

- Close to downtown and IH 35.
- Several city incentives to develop property.
- Great public transportation (express) route on W. Commerce and Buena Vista.
- Level lot.
- New bank/commercial building next to property.
- In HUB and Empowerment Zone.
- Only city block available in the area.

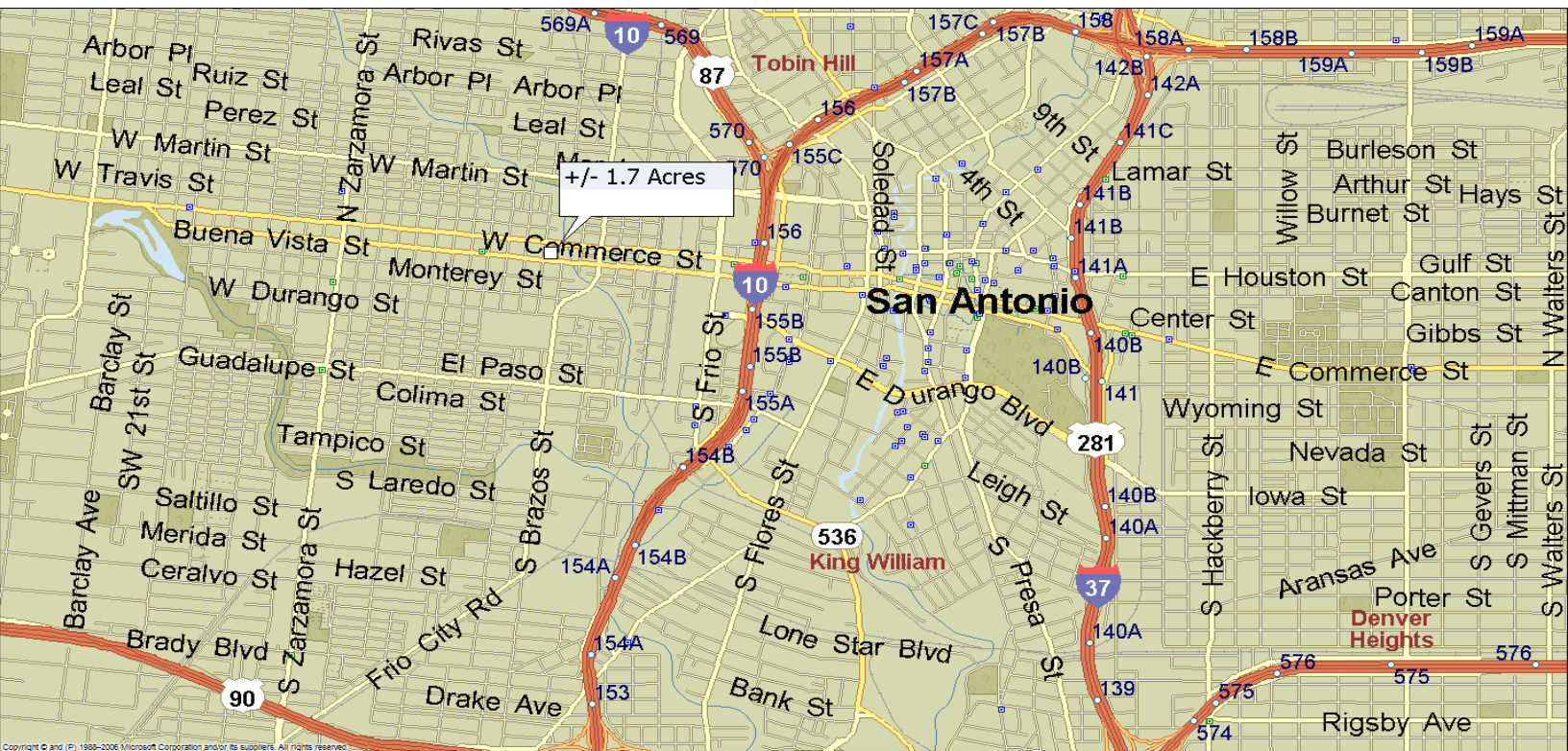
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Property has frontage on the following streets:

W. Commerce +/- 223' frontage  
Las Moras +/- 334' Frontage  
Buena Vista +/- 223' Frontage  
Alazan +/- 334' Frontage

Price: \$800,000

Owner financing available.



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