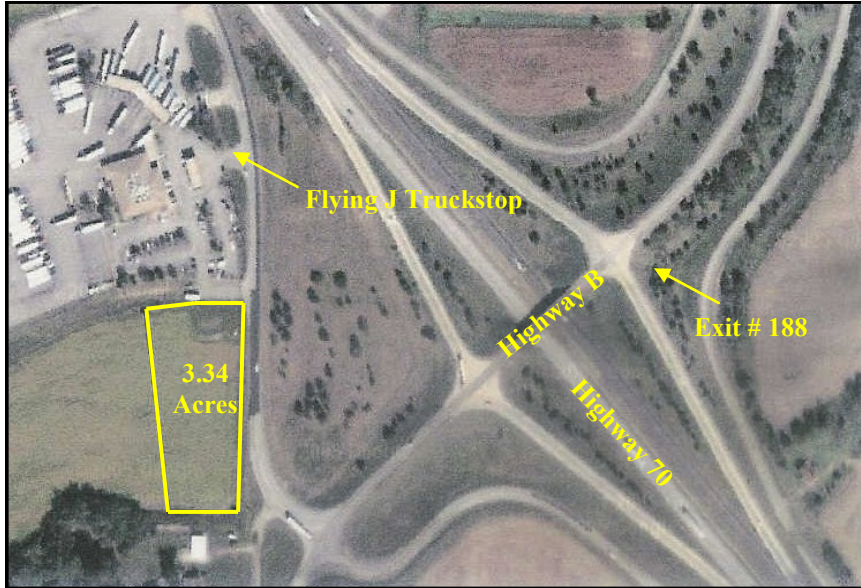


FOR SALE

3.34 acres Hwy 70 & Hwy B



POTENTIAL COMMERCIAL LOCATION!

- Current Use: Natural,
- Possible Use: Business, Office, Convenience Store, Retail Shop
- Water: None
- Sewer: None
- Topography: Open, Gently rolling
- Road Access: Outer Road
- Road Surface: Blacktop
- Road Frontage: 549 feet

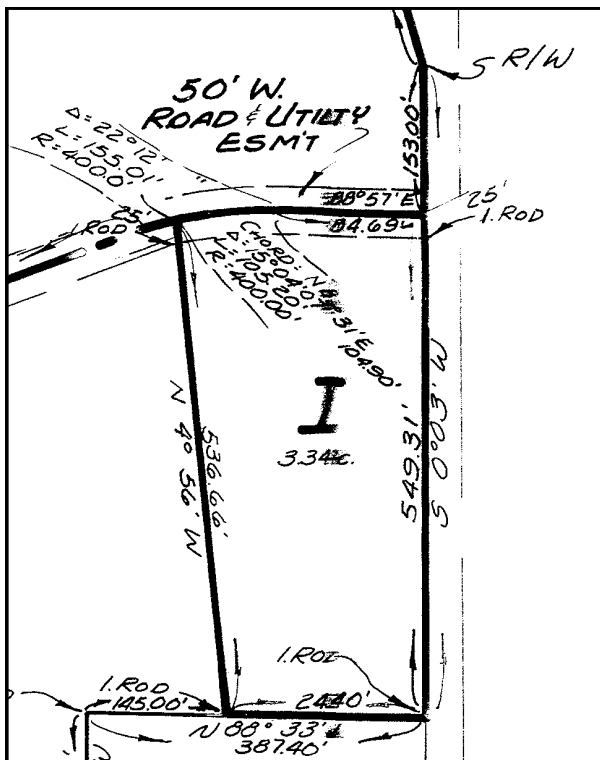
PRICE REDUCED!!!

LOT SIZE: 3.34 ACRES
PRICE: \$225,000

Potential commercial location on the corner of the South Service Road and Highway B with excellent Highway 70 exposure. Great opportunity for a business, office, convenience store or retail shop. Located in a high traffic area just east of the Flying J Truck stop off exit #188. Agent owned.

*** Currently zoned agricultural.

Directions: Take Hwy 70 West to the Pendleton/Truxton exit, exit #188. Turn left at stop sign crossing over Hwy 70 and continue to entrance of S. Service Rd. Property lays on the corner of Hwy B and the South Service Rd, just east of the Flying J Truckstop.



For more information please contact:
Philip Reid 314-486-8642