

## OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	9.45 +/- Acres
Zoning:	C-4

## PROPERTY OVERVIEW

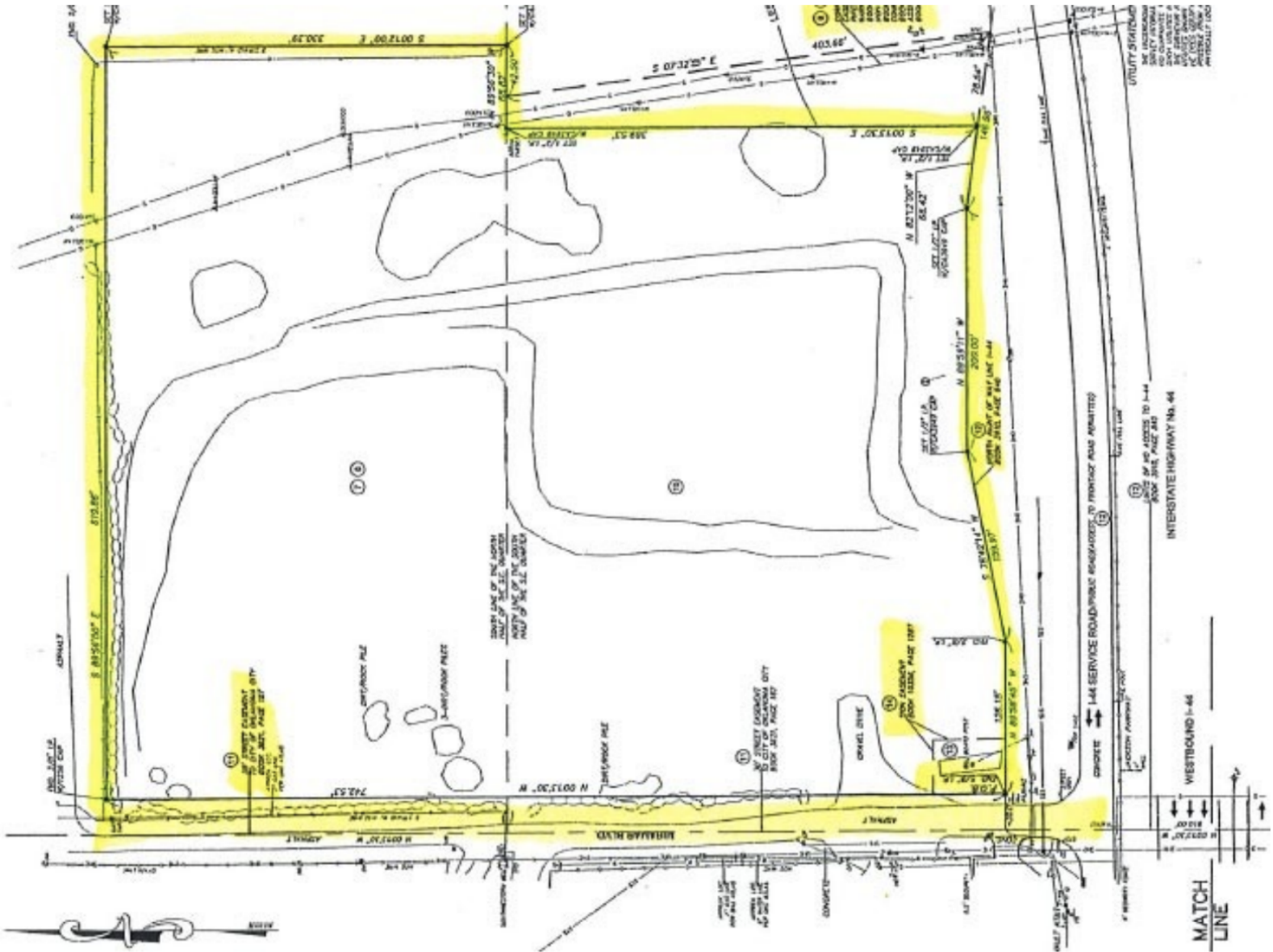
4-way access to I-44 and I-35 is one half mile west at Eastern. There is a 4-way interchange with I-35 at one mile north at Wilshire.

The next closest water and wastewater utilities north of I-44 on the west side of I-35 are approximately one mile east and north.

WATER: 8 inch Along West Boundary

SANITARY SEWER: The adjacent sewer connection would require city prohibited lift station. The owner constructed a new connection to the 8 inch line across I-44 at N.E. 63rd,

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