

# Triangle Property



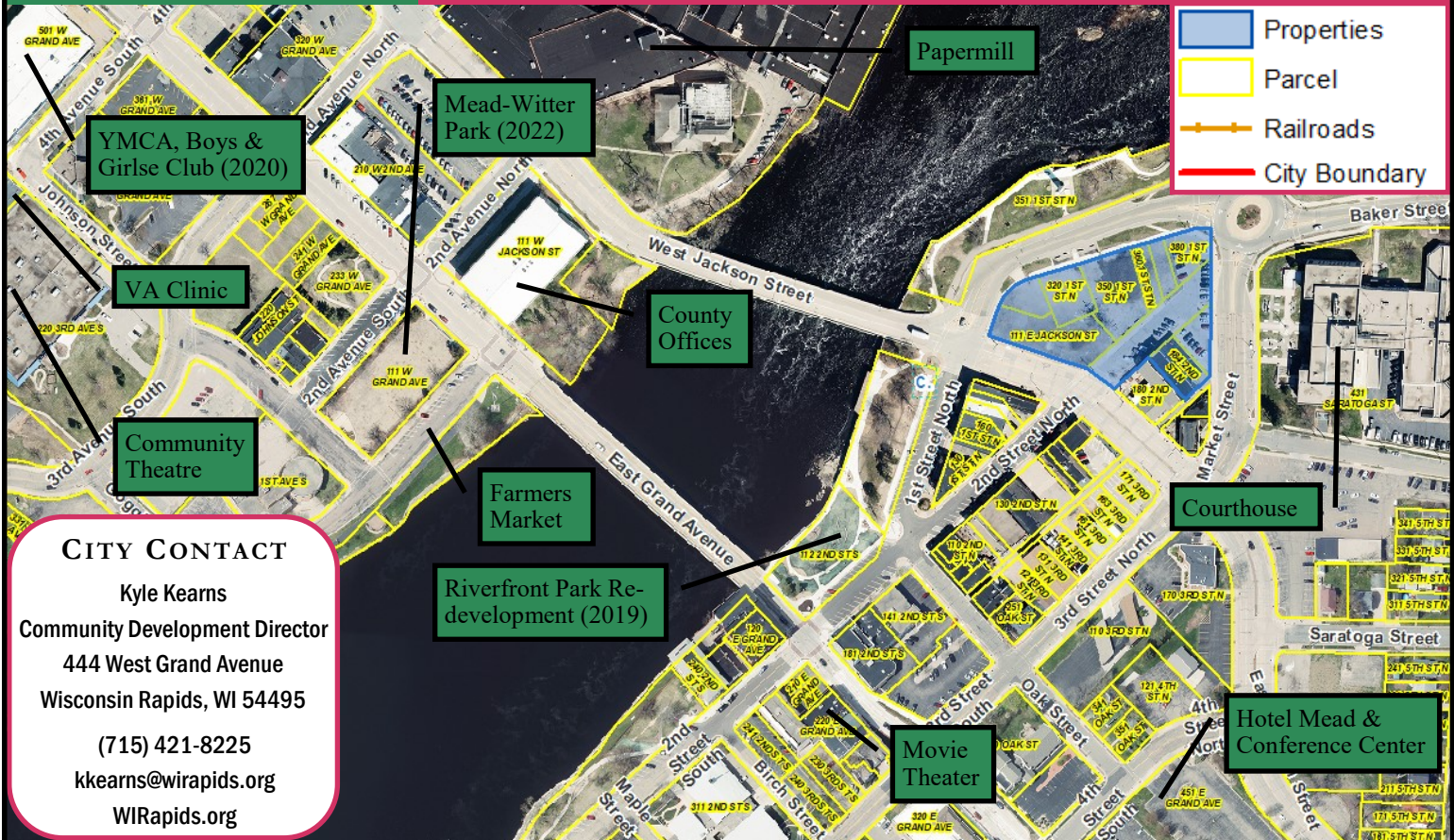
## AVAILABLE SITE

### PROPERTY DETAILS

Use: Redevelopment  
 Site: 9 Lots & ROW  
 1.80 Acres  
 Zoning: B-1 Downtown Commercial  
 Traffic Counts: 5,800 AADT (1st St. N.)

- \* Municipal Airport = 2.25 mi.
- \* Highway 34/73 = 1/2 mi.
- \* Highway 54 = 1 mi.
- \* Downtown Amenities
- \* Within TID/TIF
- \* City Utilities & Curb/Gutter
- \* City Owned—flexible lots & Land price

"Shovel Ready"



### CITY CONTACT

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