



**FOR SALE**

**Bare Development Land | 32.6 acres**



**size**

Parcel 1: 11 acres  
Parcel 2: 13.34 acres  
Parcel 3: 8.25 acres



**price**

\$35,000 per acre



**zoning**

Land is currently zoned RS and RD-1 (see attached)



**as-is**

Land is being sold in its 'as-is' condition. Buyer responsible for all development expenses, improvements, platting, roads, etc.



**location**

Great location, near North Cliff Avenue and Interstate 90!



**co-tenancy**

Love's Travel Center, Subway, Burger King, KOA Campground, Spader's RV Center, Ferson Brewing Company

Information deemed reliable but not guaranteed.



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**PARCEL 1**  
 11 acres  
 Currently Zoned RS  
 Platted as  
 single-family lots

**PARCEL 2**  
 13.34 acres  
 Currently Zoned RS  
 Unplatted  
 UNP-27-102-49

**PARCEL 3**  
 8.25 acres  
 Currently Zoned RD-1  
 Unplatted