

No Reserve Land Auction | 1± Acre Pad Site

| Zoned C-1 |

| 5,800+ VPD

PREVIEW DATES

AUCTION ENDS



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ABOUT THE PROPERTY

Cates Auction is pleased to present, for auction, a 43,908± SF commercial pad site. Prime location with 213± feet of frontage, level topography, and utilities available at the street. Excellent exposure with 5,800± VPD on State Hwy J and 34,000± VPD on US Hwy 71, plus immediate access to I-49/US Hwy 71. Zoned C-1 with a wide range of commercial development options. High-visibility area across from Pilot Flying J Travel Center and Subway, supported by strong 5-mile median income of \$95,794. Located within the Ray-Pec School District. This is a No-Reserve Auction. Bidding ends on December 19th at 1pm.

- No Reserve, Sells to the Highest Bidder Regardless of Price!
- 43,908± SF Lot Size
- 213± Feet of Frontage
- Utilities Available at Street
- High Visibility Location
- Wide Variety of Commercial Development Possibilities!



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