

### SUMMARY

### SITE PLAN

### AREA MAP

### DEMOGRAPHICS

## FOR LEASE OR BUILD-TO-SUIT

### PROPERTY DESCRIPTION

Outstanding ground lease or build-to-suit opportunity on a high-visibility 5.02-acre tract along Highway 190. This versatile property is ideal for a wide range of uses, including commercial development, industrial operations, or a stabilized laydown yard.

Located just minutes from both Interstate 12 and Interstate 55, the site offers excellent accessibility to major transportation routes and nearby city amenities. Its generous size and strategic frontage provide the flexibility to accommodate custom development plans tailored to your business needs.

### PROPERTY HIGHLIGHTS

- 5.02 acres with Highway 190 frontage
- Sub-dividable
- Ground lease or build-to-suit options available
- Suitable for retail, industrial, commercial, or laydown yard use
- Excellent access to interstates and nearby town
- High traffic visibility and strong growth corridor

### LEASE DETAILS

- \$.65 PSF

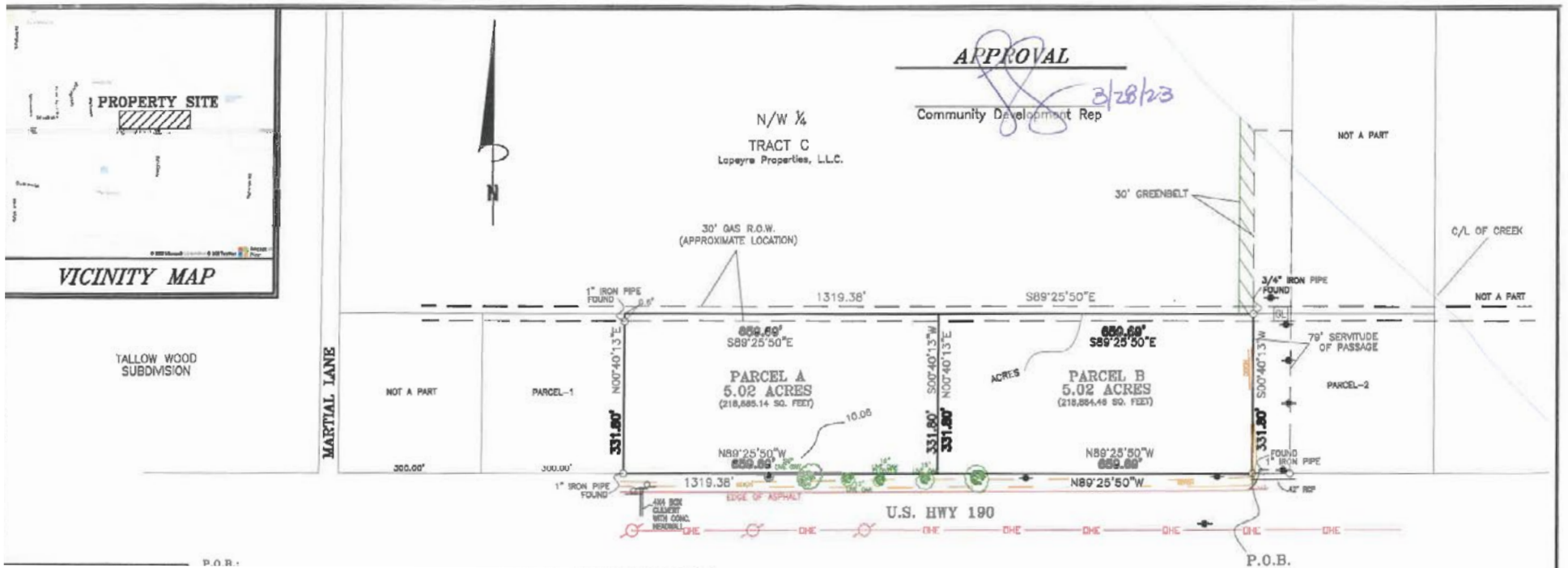


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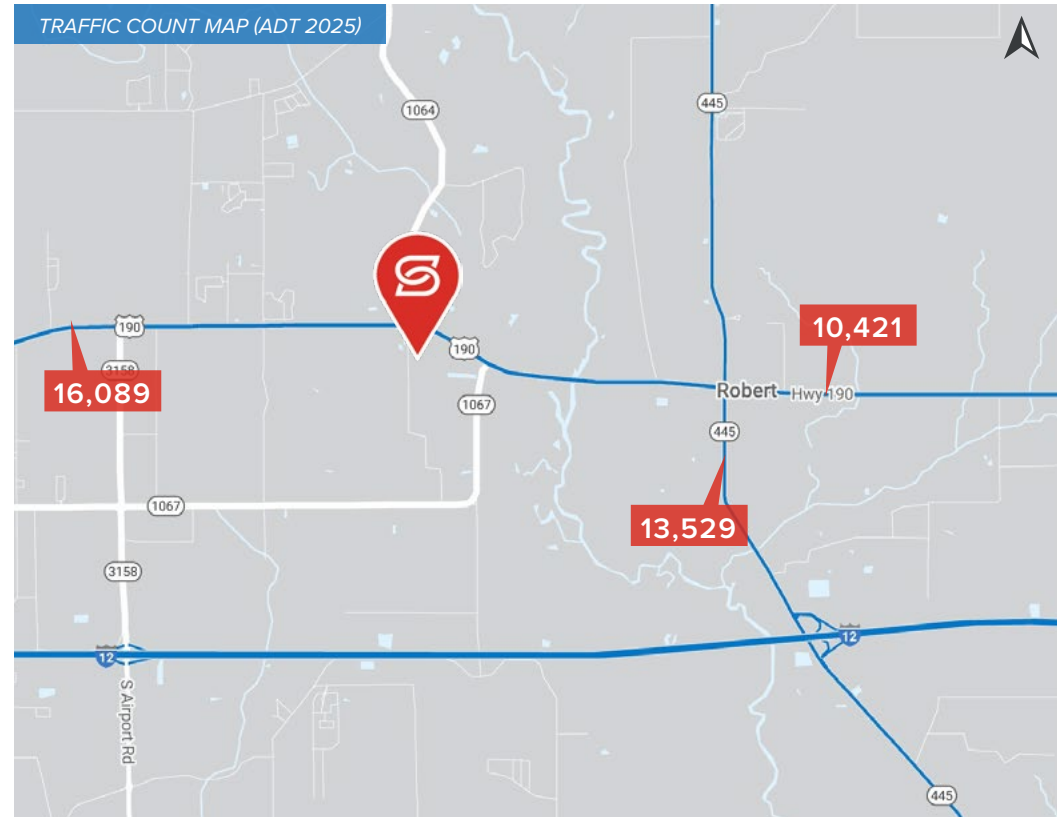
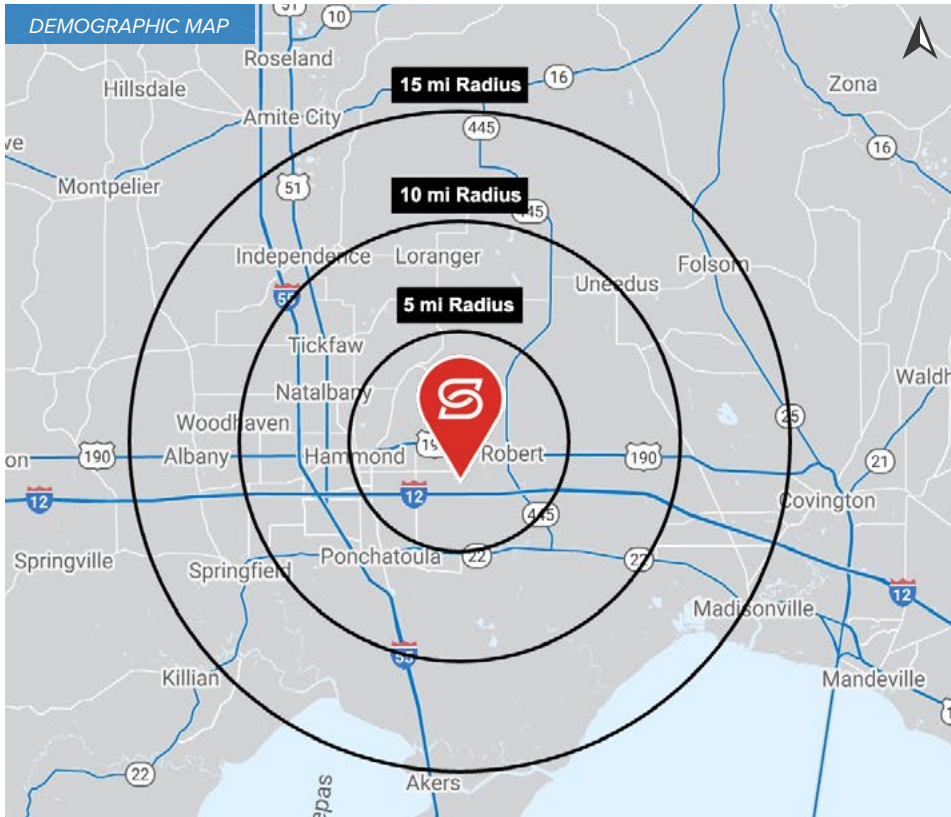


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## 2025 DEMOGRAPHICS

5 MILE

10 MILE

15 MILE



29,475

106,563

171,088

5 MILE

10 MILE

15 MILE



\$90,531

\$88,282

\$96,352

5 MILE

10 MILE

15 MILE



11,673

41,223

65,529