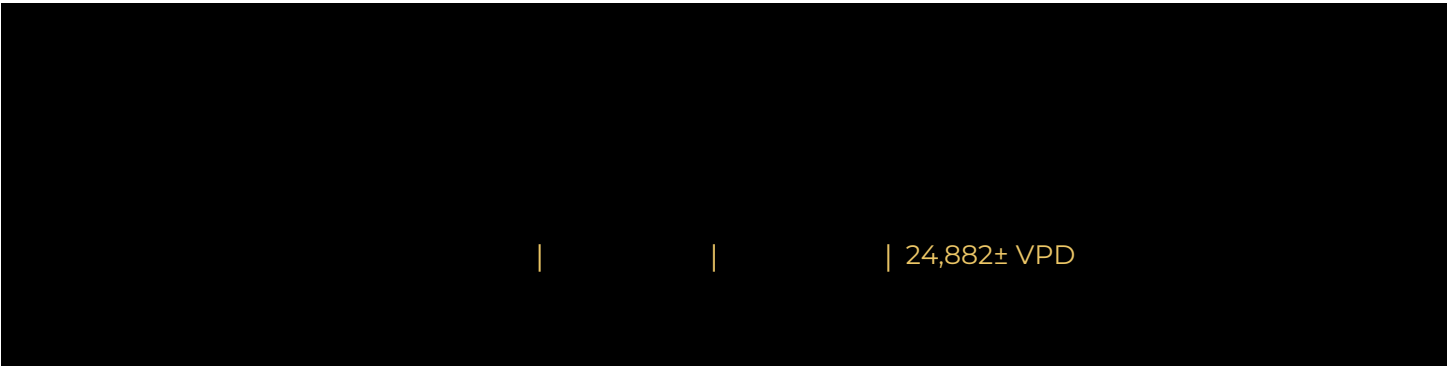
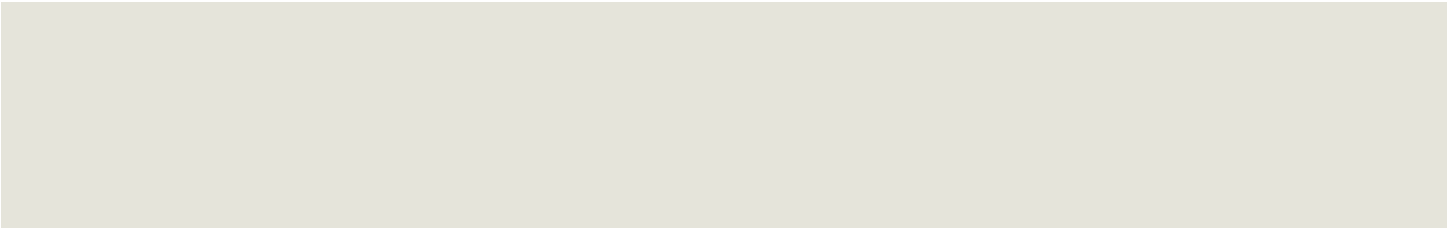




| | 24,882± VPD

PREVIEW DATES

AUCTION ENDS



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ABOUT THE PROPERTY

Cates Auction is pleased to present for auction 8.14± acres across 7 parcels, offered both as a whole and in 3 tracts. Located along Highway 40 with 24,882± VPD, this high-visibility property offers commercial, residential, or multifamily development potential. Features include mixed topography, three income-producing billboards, and utilities to the site or highway. Strong nearby demographics with 149,294± population within five miles support a wide range of uses. Bidding ends on December 19th at 1 PM. Pre-Auction Offers will be considered.



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