



## Property Details

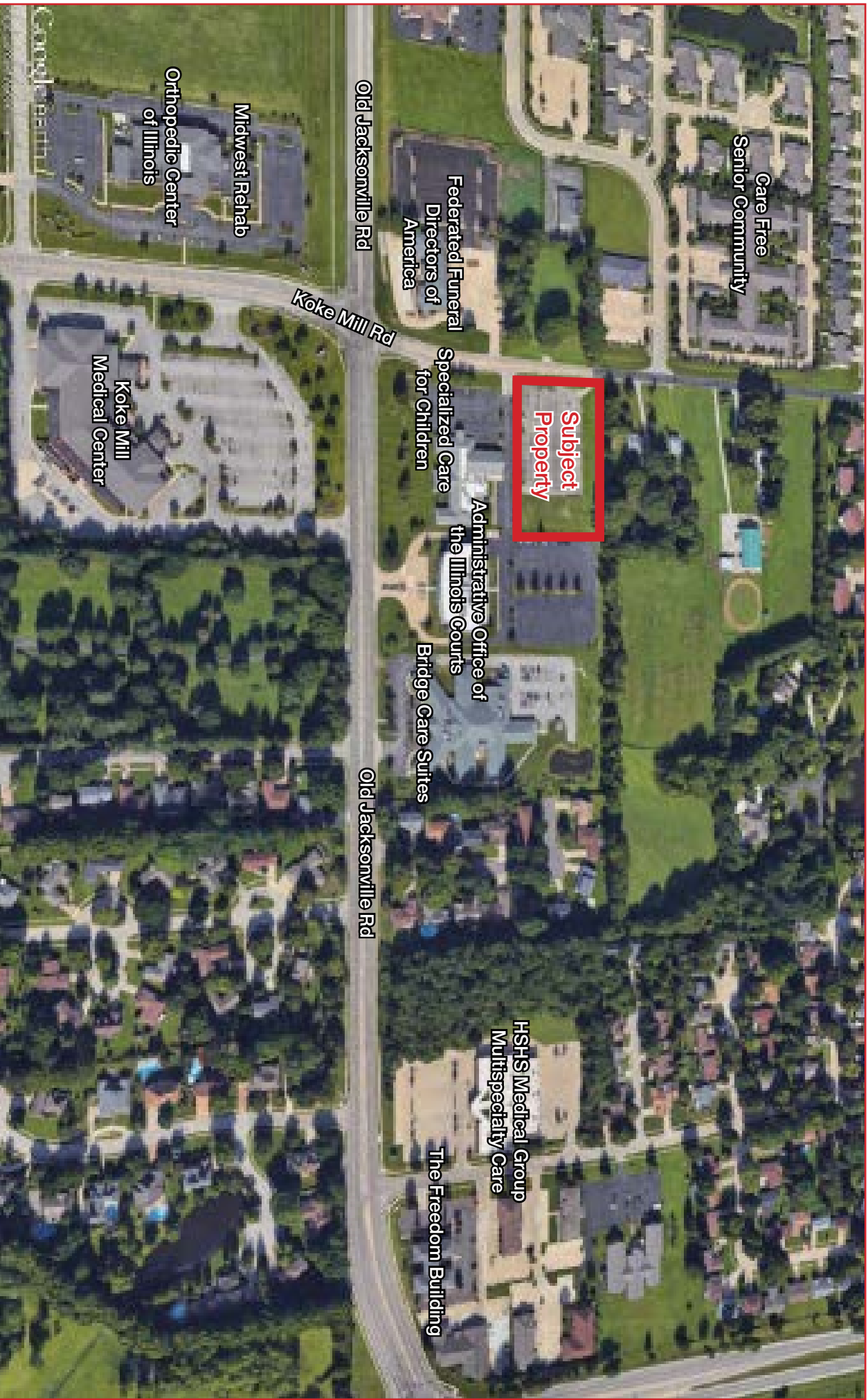
- Land:  $\pm$  1.847 AC
- NEW ZONING - CITY S-1 NEIGHBORHOOD - COMMERCIAL AND OFFICE DISTRICT
- High visibility from intersection of Old Jacksonville Rd & Koke Mill Rd
- Located near First Class office spaces, Medical Facilities and other area developments (See Aerial)
- Retail uses in S-1 are lacking in immediate area - Restaurants, Banks, Drug & Grocery Stores, Dry Cleaning, etc.
- Zoning: S-1 Neighborhood, Commercial & Office District
- 2023 Property Taxes: \$14,075.48
- Assessor's Opinion of Fair Market Value: \$477,615.00
- Managing Broker has financial interest

**Sam Nichols**  
Managing Broker  
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