

NEW LISTING: PRIME COMMERCIAL VACANT LAND Ideally Located on Highway 85 Corridor, Riverdale A Premier Land Asset - Now Available with TBRE

Invest in a High-Impact Location Designed for Growth

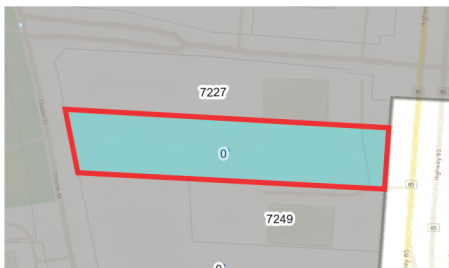
This exceptional commercial property features ± 1.41 acres of prime, cleared vacant land that stands out in the heart of the Riverdale business district. Zoned C-1, the property has been meticulously positioned to offer a flexible, ready-to-develop foundation for savvy investors and owner-users alike.

The highlight of this offering is the Strategic Development Potential, providing a rare chance for business owners to transition from leasing to land ownership and custom building. Position your brand in a vibrant commercial hub that combines a commanding highway presence with ultimate functional versatility.



PROPERTY SNAPSHOT

- ± 1.41 acres of prime commercial vacant land featuring versatile C-1 zoning
- Strategically situated on Highway 85 to provide unparalleled business visibility
- Excellent exposure and seamless access to major regional commercial corridors
- Traffic count exceeding 45,500 vehicles per day
- Ideally positioned to serve a dense population of over 186,315 within a 5-mile radius
- Located near Riverdale Town Center in a rapidly growing commercial development district
- Surrounded by established national retailers and high-volume beauty supply tenancy



WHY TBRE

We don't just list – we close.

We don't just market – we position.

We don't just transact – we maximize value.

**Whether You're
Investing, Expanding,
or Developing.
–TBRE Delivers.**

From commercial development sites to large-scale retail assets, TBRE provides clarity, strategy, and execution in every transaction.

**Let's talk about what's next –
for your property, your portfolio,
or your vision.**

**This
Lot
is
Proof**

Strategic Connectivity

Premium C-1 Zoned

High Accessibility

Ready to Develop



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