

701 E Huntsville Rd., Fayetteville

FOR SALE

72.90 +/- ACRES
\$4,500,000

- ✓ 2 tracts
- ✓ **69.56 and 3.34 +/- ACRES**
- ✓ Zoned RSF-4
(residential single family - 4 units per acre)
- ✓ Topography is flat
- ✓ 2007 traffic ct. – 14,500
(at Huntsville Rd. / Morningside Dr.)
- ✓ 2007 traffic ct. – 13,000
(at Morningside / 15th St.)
- ✓ Water – 30" CIP – along Morningside
12" CIP – along 15th Street
- ✓ Sewer – 8" along east side of tract
20" along south boundary/smaller tract
- ✓ 938.8' frontage / Huntsville Rd.
- ✓ 715.7' frontage / 15th St.
- ✓ 2665.8' frontage along Morningside
- ✓ Priced at approx. **\$1.42 PSF**

DEVELOPMENT OPPORTUNITY



DIRECTIONS: From Exit 62 , stay south on S. Shiloh - .4 miles, left onto W. 6th St. – 2.5 miles, becomes E. Huntsville Road, property on south side of Huntsville Rd and along Morningside Drive, with a portion along 15th St.

MLS# 574309



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All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

AERIAL VIEW



AREA MAP

