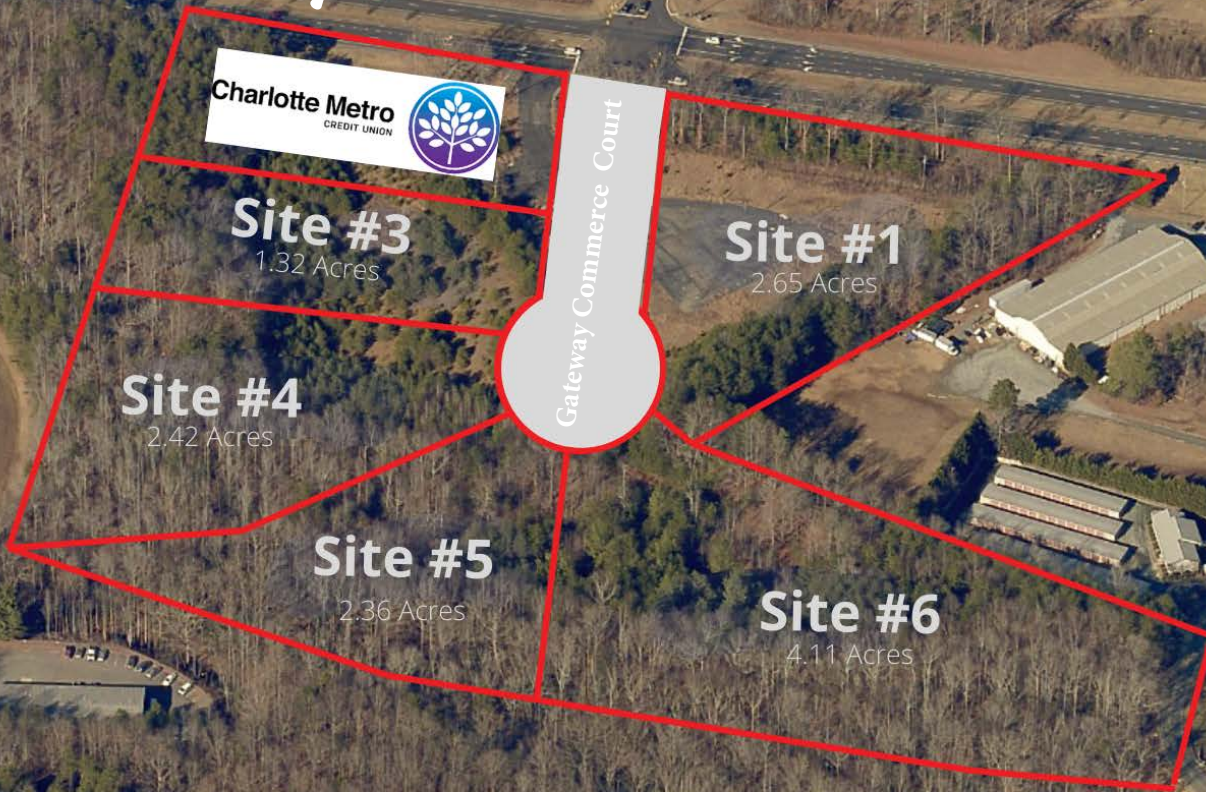


Gateway West Commerce Park



14.36 Acres Available for Commercial Development

Site#1 - 2.65 Acres - \$660,000

Site#2 - 1.50 Acres - SOLD

Site#3 - 1.32 Acres - \$357,500

Site#4 - 2.42 Acres - \$462,000

Site#5 - 2.36 Acres - \$462,000

Site#6 - 4.11 Acres - \$550,000



With approximately 750 feet of frontage along College Avenue (formerly US Highway 74A), this county-owned property is adjacent to Isothermal Community College and positioned directly across the street from White Oaks Plaza, anchored by BIG LOTS!, and Tractor Supply Company. Many local favorites are situated along College Avenue, including a Walmart Supercenter within $\frac{3}{4}$ of a mile of this site. The southern boundary of this commercial property adjoins 74.27 acres being developed by the county as an advanced manufacturing and technology park.

Gateway West Commerce Park



Traffic Count:

College Avenue between Isothermal Community College and Walmart Supercenter has an Annual Average Daily Traffic Count of 21,000 vehicles.

Zoning:

- C-3 Highway Commercial

2021 Estimated Demographics:

	2 miles	5 miles	10 miles
Population	6,364	27,713	57,053
Proj. Population (2026)	6,385	28,028	58,209
Households	2,800	11,506	23,512
Median HH Income	\$46,739	\$60,133	\$61,054
Median Age	43.4	43.4	43.3