

# TWO PBC-2 LOTS ON ACADEMY

3290 & 3320 Academy Blvd.

South of Austin Bluffs Parkway - Behind the Copperhead Road Restaurant (Formerly Black Angus)



High visibility signage available. 20' lighted sign already in.

## LOT SIZES & PRICES REDUCED

Lot 3 is 55,756 sq ft  
\$7.50 per sq ft - \$418,170

Lot 2 is 52,272 sq ft  
\$6.50 per sq ft - \$339,768

## TRAFFIC COUNT

Average Daily Traffic Count of 55,584

## POPULATION

1-mile = 12,720  
3-mile = 117,329  
5,803 Households in a one mile radius

## Median Household Income

1-mile = \$42,287

## AREA FEATURES

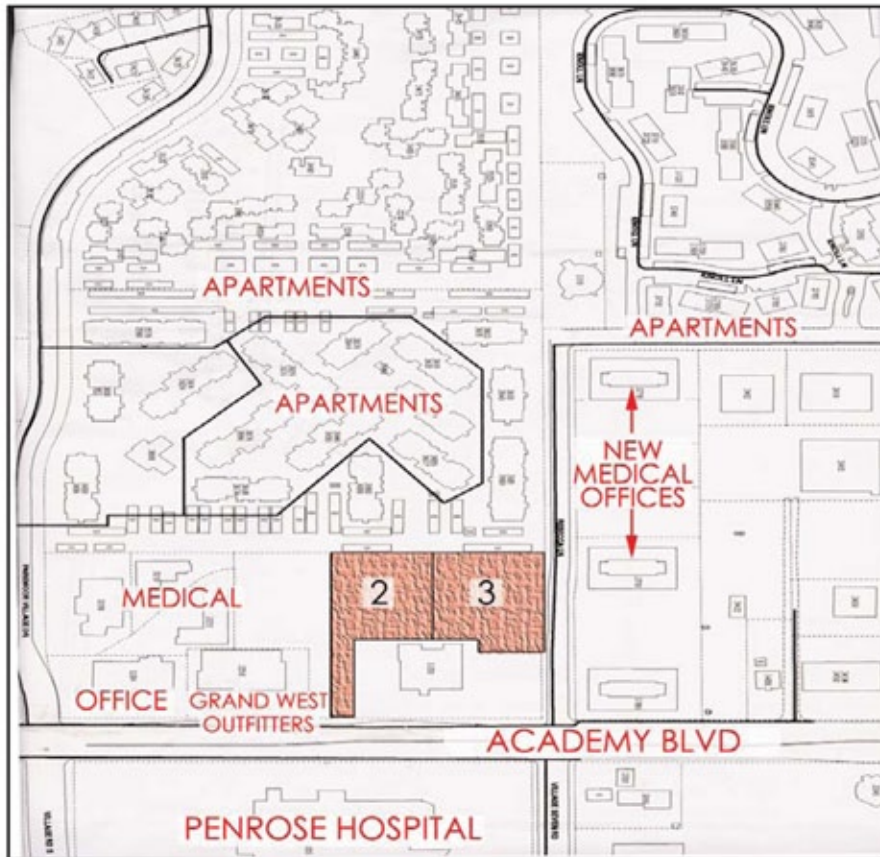
Excellent visibility from Academy Bl. with 20' polesign  
Fully developed, platted lots with curb cuts, driveways, and utilities on site  
Three access points with curb cuts on Academy Blvd, Rebecca Lane and easements to Parkmoor

## Village Drive

Located across from Penrose Emergency Hospital

## Zoning

Lots are zoned PBC-2; Great location for a Medical Bldg., Strip Retail, Day Care Center or other office or retail uses.



Two lots (highlighted) have access off of Academy Boulevard. They are situated North of Constitution and South of Austin Bluffs Parkway.

View other commercial and industrial properties on our website  
[www.beckettdev.com](http://www.beckettdev.com)

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