



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## GATEWAY EXCHANGE

Interstate 57 & Curtis Rd.



**FOR SALE**

## GATEWAY EXCHANGE

Interstate 57 & Curtis Rd

**SALE**

**LAND**

**RETAIL**

**0.84 ACRES – 4.16 ACRES**

**OFFICE**

### SALE PRICE

See Lot Price Sheet

### LOT SIZE

0.04 Acres – 4.16  
Acres

### ZONING

CG – Commercial General

### PROPERTY DESCRIPTION

Gateway Exchange is a new development with interstate commercial lots for sale ranging in size from 0.84 to 4.16 acres. The development is located in the SE Quadrant of Interstate 57 and Curtis Rd. Access to Gateway Exchange will be from a signalized intersection at Curtis Rd. and the main entrance street.

### AREA DESCRIPTION

Located in the SE Quadrant of I-57 and Curtis, this development is targeted to interstate business related retail operators. Lots are under contract for a fuel/convenience store and restaurant. At the NW Quadrant of I-57 and Curtis is Carle's new project, Carle at the Fields. That project includes a hotel, restaurant, retail, and apartments. Traffic counts along I-57 reach 22,500 VPD with 9,300 VPD on Curtis Rd.



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DEVONSHIRE REALTY**

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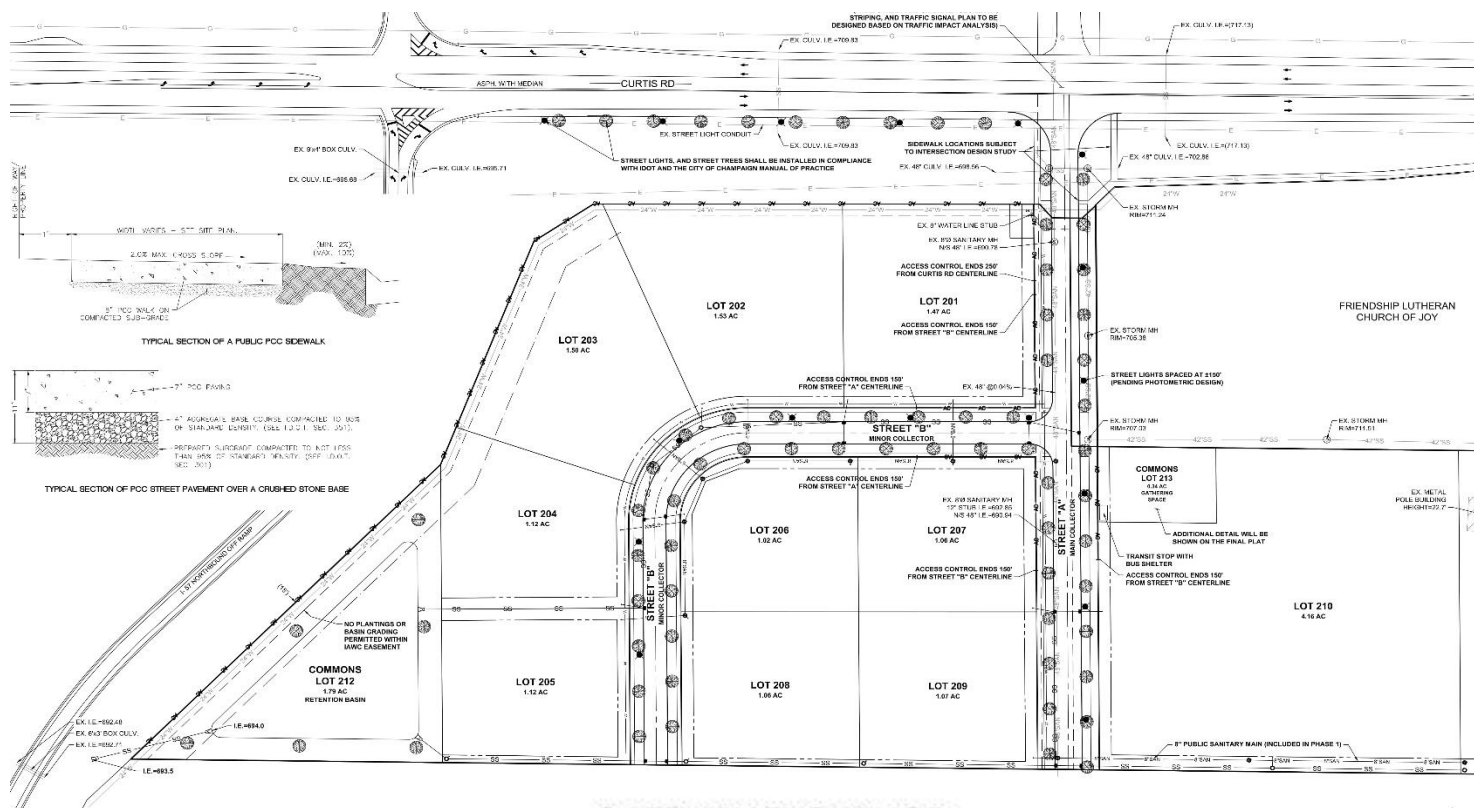
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## Interstate 57 &amp; Curtis Rd.

## LAND

# FOR SALE



## GATEWAY EXCHANGE LOT PRICE LIST

Lot #	Size/Acre	Size/Sq. Ft.	Price	Price/Sq. Ft.
201	1.47	64,032	\$975,000	\$15.00
202	1.53	66,646	\$875,000	\$13.00
203	1.50	65,340	\$785,000	\$12.00
204	1.12	48,787	\$550,000	\$11.00
205	1.12	48,787	\$550,000	\$11.00
206	1.02	44,431	\$450,000	\$10.00
207	1.06	46,174	\$465,000	\$10.00
208	1.06	46,130	\$465,000	\$10.00
209	1.07	46,609	\$465,000	\$10.00
210	4.16	181,210	\$1,250,000	\$7.00



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## AERIAL



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