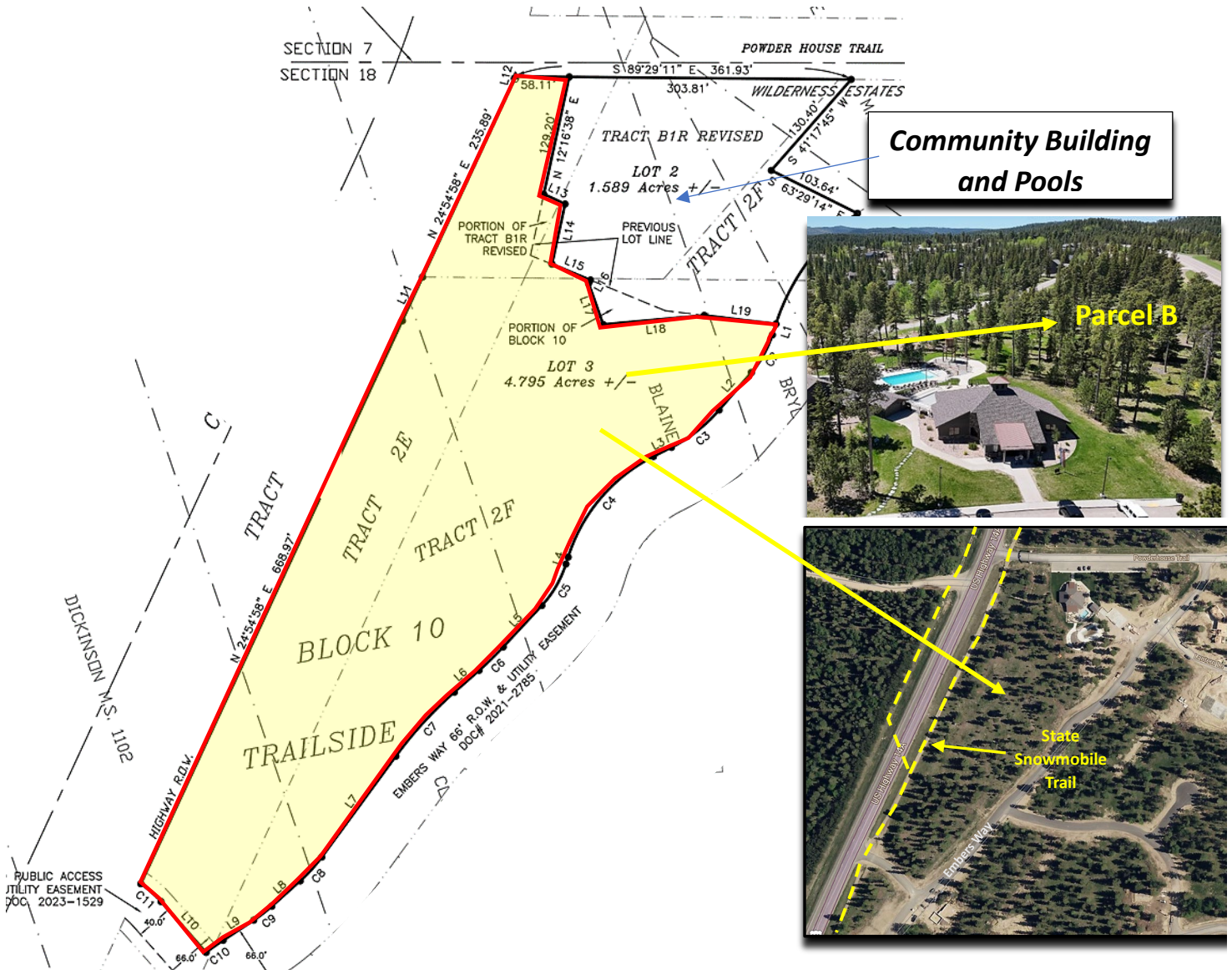


## Parcel B



**Parcel B: 4.795 acres +/-** Area south and adjacent to Powder House Pass Community Bldg./Pools.

*This large parcel offers the opportunity to create a unique commercial venue.*

- **Suggested Opportunities:**

- Restaurant/Bar;
- Coffee Shop;
- Retail Shops;
- Spa;
- Fitness Center;
- Offices;

- Good access;
- Great exposure to Hwy. 85/14A/CanAm (40 MPH Speed Limit);
- All utilities to site (water, sewer, natural gas, power, high- speed internet);
- State Snowmobile Trail system along ROW frontage, as shown above.

