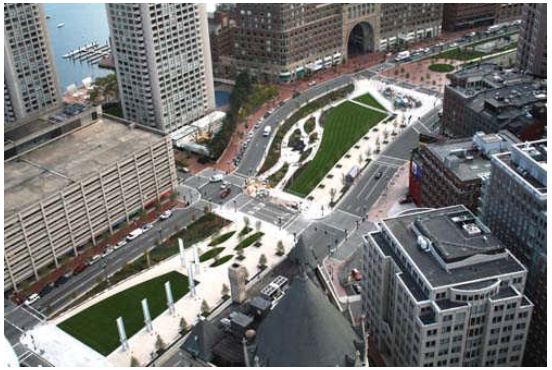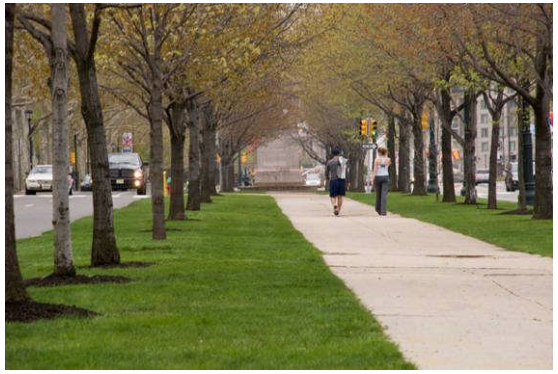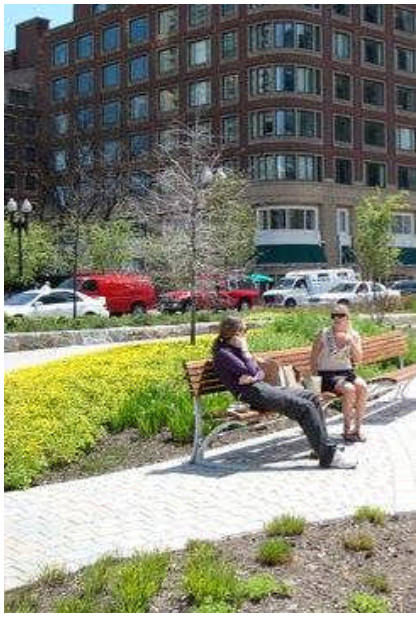BEAUREGARD CORRIDOR | GATEWAY PARK COMPARABLES