

5.36 ACRES ON GREENWELL SPRINGS AND EXISTING SLAB



OFFERING SUMMARY

Sale Price:	\$300,000 \$1.28/SF
Lot Size:	5.36 Acres
Zoning:	C-2
Price / SF:	\$1.28

PROPERTY OVERVIEW

Approximately 5.36 Acres of vacant land, zoned C-2. The subject property contains the slab of the 70,000 SF shopping center which was torn down. This is a great opportunity for a build-to-suit project.

PROPERTY HIGHLIGHTS

- Multiple access points on the highly-trafficked Greenwell Springs Rd, providing great visibility and ease-of-access.
- The existing slab could be a great laydown yard for a construction company or any user requiring stabilized yard space for equipment.
- Other potential users could include auto dealerships, heavy equipment dealers or towing companies, to name a few!

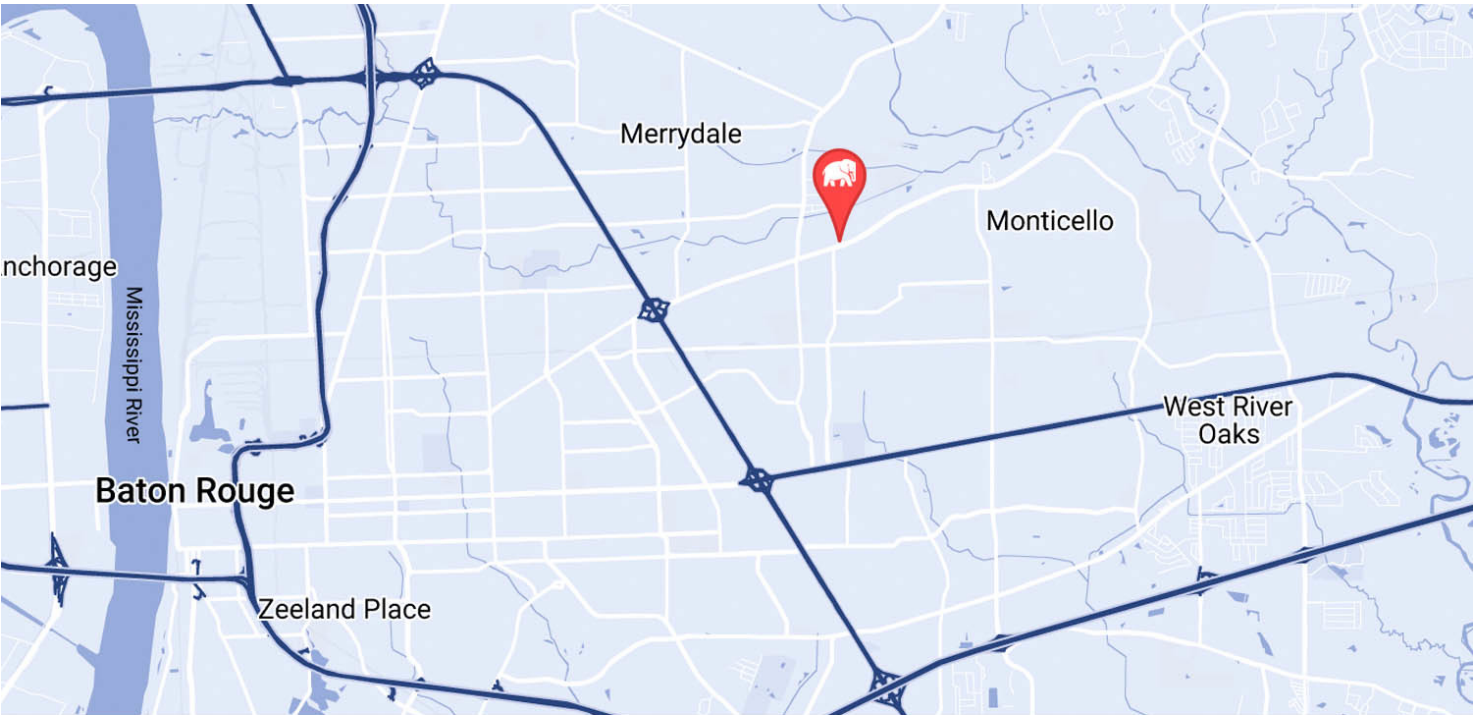
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MAP DATA ©2019 GOOGLE

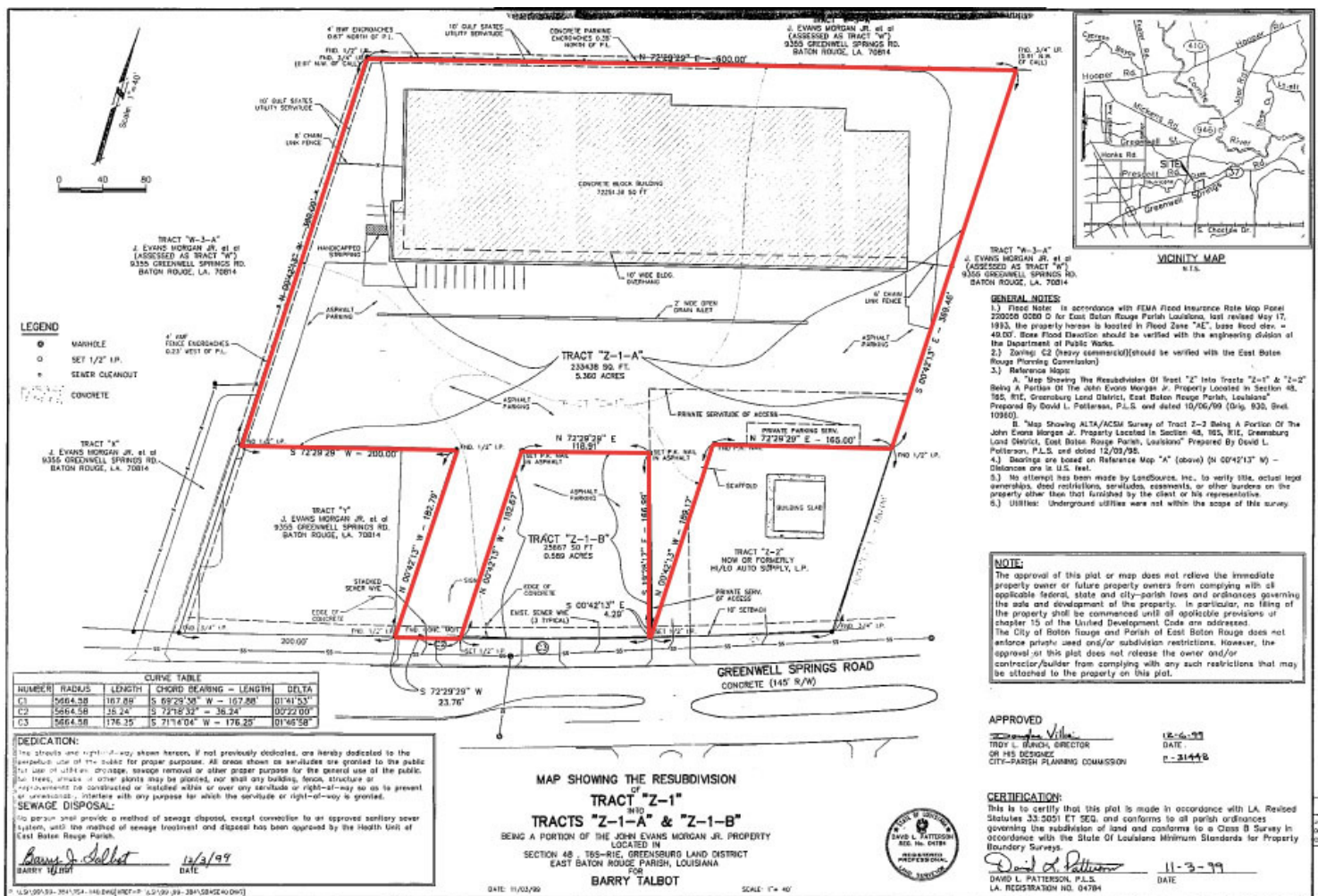


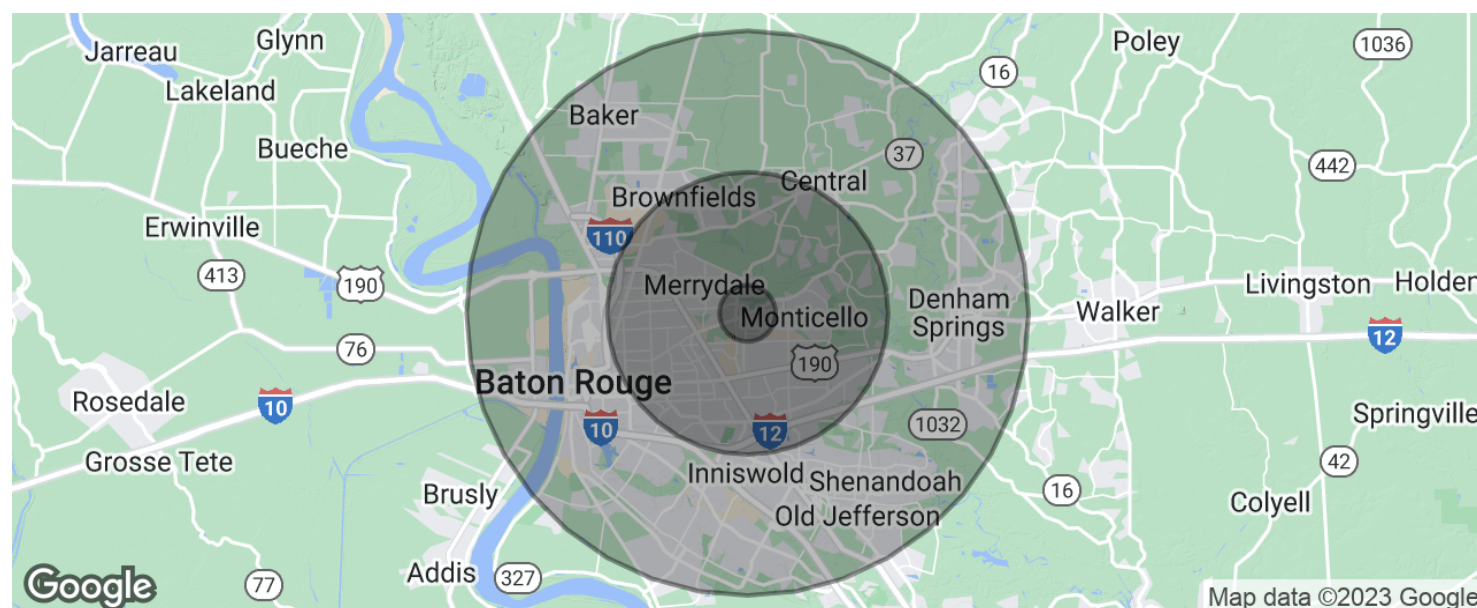
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,197	163,404	467,757
Median age	35.0	34.2	34.2
Median age (Male)	32.6	31.7	32.4
Median age (Female)	36.2	36.6	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,880	62,645	179,528
# of persons per HH	2.8	2.6	2.6
Average HH income	\$54,062	\$55,011	\$63,781
Average house value		\$172,740	\$214,235

* Demographic data derived from 2020 ACS - US Census