

# SIEGEN LANE PARCEL ZONED FOR OFFICE



### OFFERING SUMMARY

Sale Price: \$425,532 | \$16.56/SF

Lot Size: 0.59 Acres

Zoning: B1

Price / SF: \$16.56

### PROPERTY OVERVIEW

This ideally located parcel of land on Siegen Lane near the intersection of Perkins Road is available For Sale. The property is zoned B1 (Transition) for office development. With excellent visibility right on Siegen Lane, this would be a great space for an office or medical user that wants to be known by the thousands of people who drive by this location every day. The property is only 700 feet from the Siegen/Perkins intersection and 1 mile from Siegen Marketplace, Top Golf, and I-10.

This property is also available as a For Lease - Build to Suit. Listed separately.

### PROPERTY HIGHLIGHTS

- Left turn accessibility into and out of the parking lot
- Visibility on heavily traveled part of Siegen Lane
- Last remaining vacant land zoned for office building in the area
- Near the intersection of Siegen Lane and Perkins Rd
- 142' of frontage on Siegen Lane

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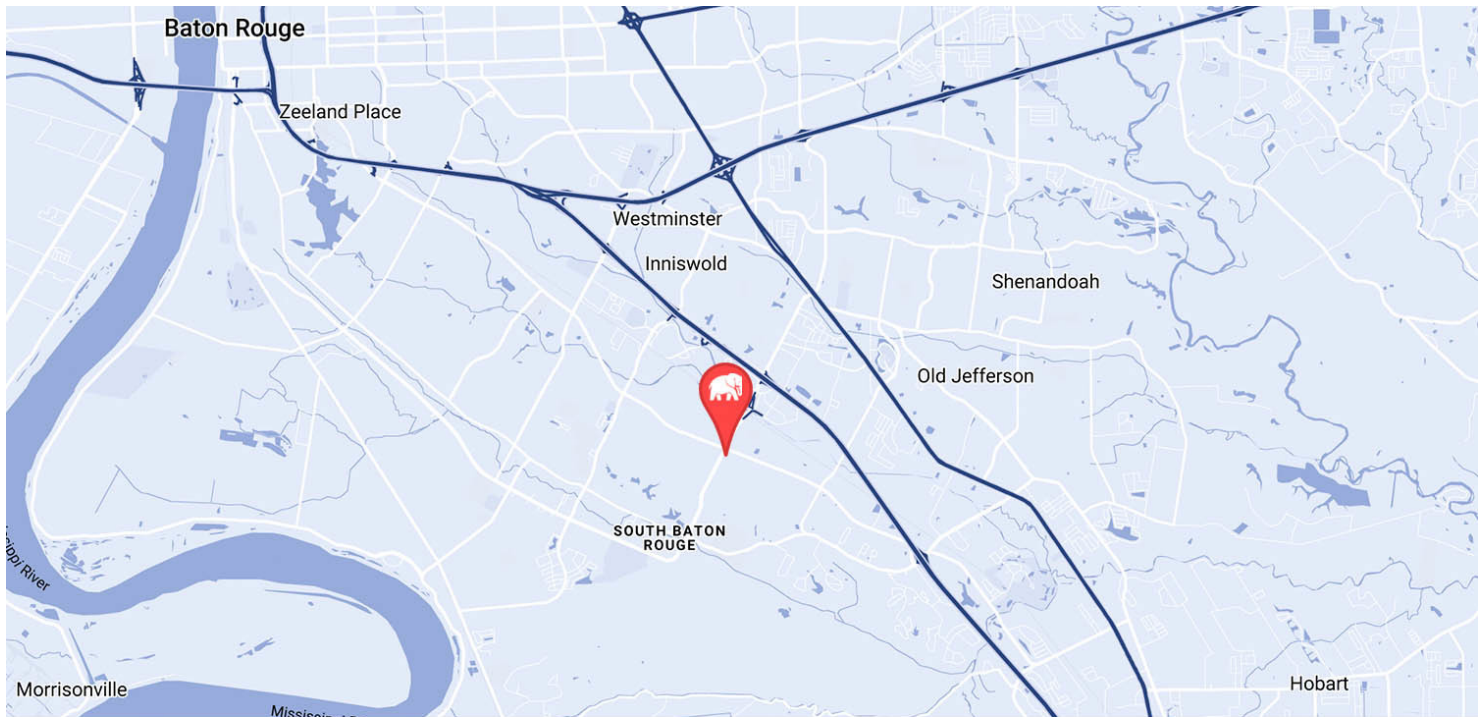
DIMENSIONS ARE APPROXIMATE

MAP DATA ©2019 GOOGLE

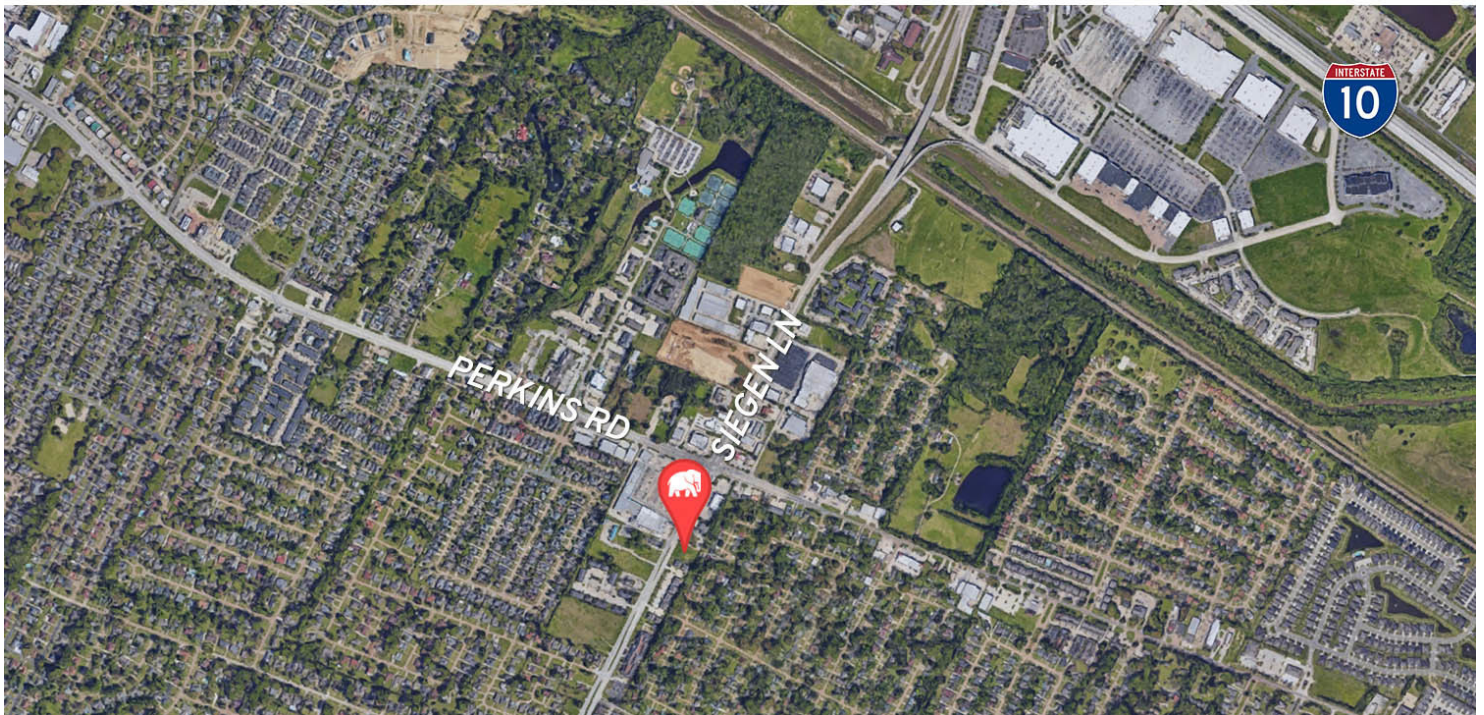


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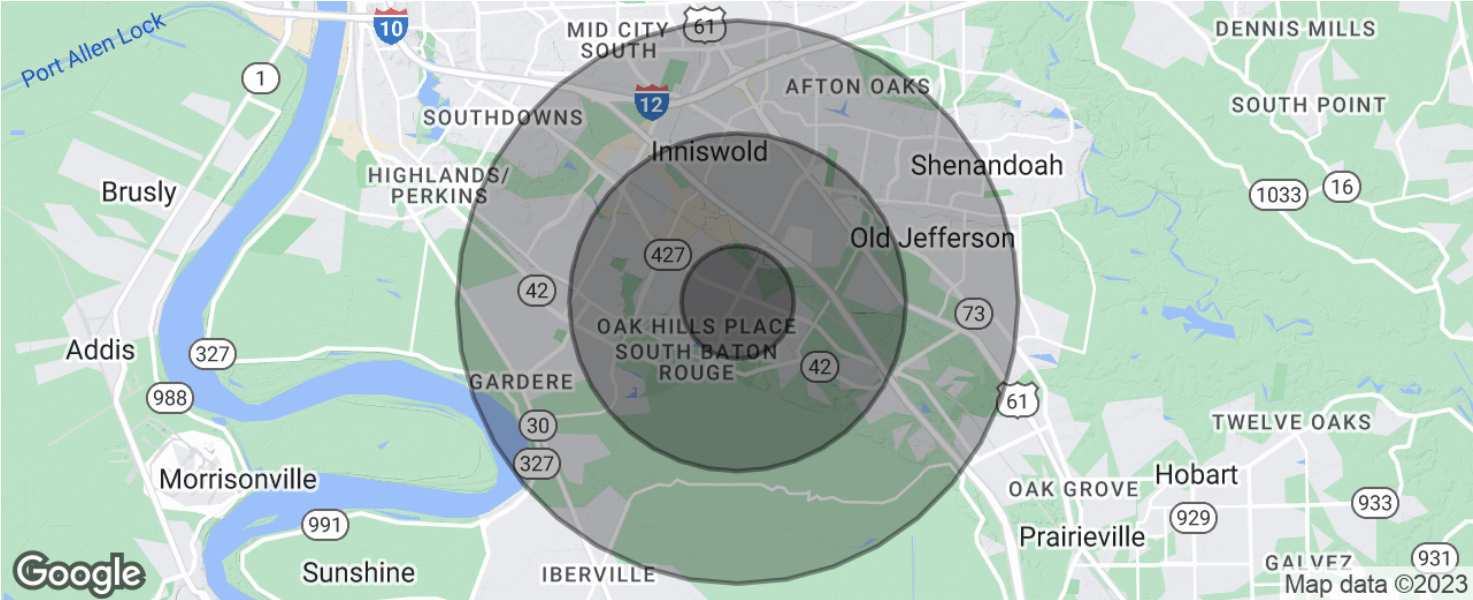


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,528	44,530	120,426
Median age	40.4	37.0	36.6
Median age (Male)	38.8	34.5	34.4
Median age (Female)	41.4	39.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,032	18,127	50,602
# of persons per HH	2.5	2.5	2.4
Average HH income	\$104,278	\$94,165	\$86,930
Average house value	\$256,698	\$282,497	\$297,155

\* Demographic data derived from 2020 ACS - US Census