

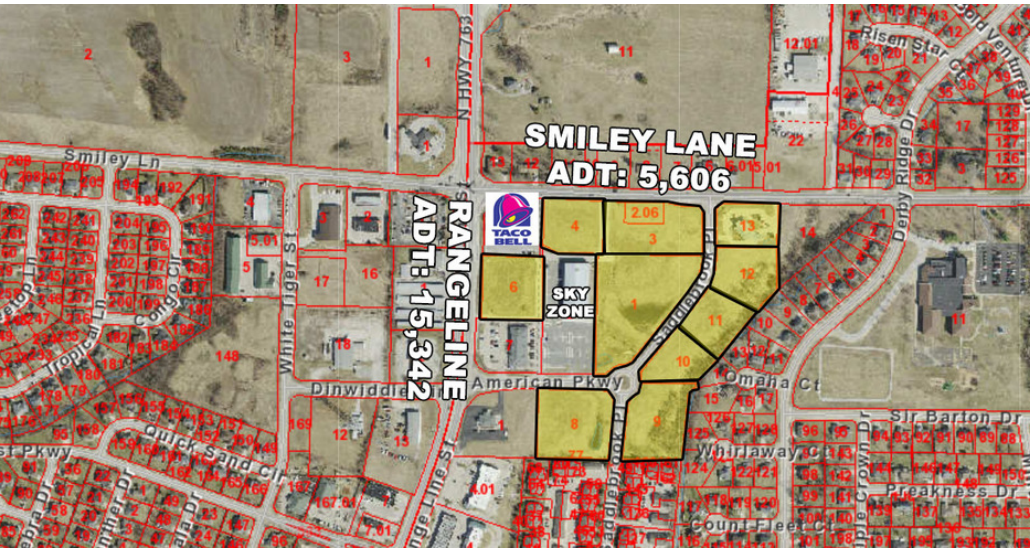


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OFFERING SUMMARY

Sale Price:	\$6.00-\$8.00 / SF
Lot Size:	1.04 - 3.34 Acres
Price / Acre:	\$261,360

PROPERTY OVERVIEW

9 commercial tracts located near the Southeast Corner of the signalized intersection of Rangeline Street (ADT 15,342) & Smiley Lane (5,606). These lots are all roughly graded and have utilities at or near site. Adjacent tracts have been developed by quick serve restaurants, entertainment and financial institutions. Ideal sites for restaurant, retail or office.

PROPERTY HIGHLIGHTS

- 9 commercial lots
- Lot sizes vary from 1.04 acres up to 3.34 acres
- Ownership will sell individually or can package
- All sites are rough graded with utilities at or near site
- Lot with Rangeline frontage priced at \$8 per sq ft. All other lots priced at \$6 per sq ft

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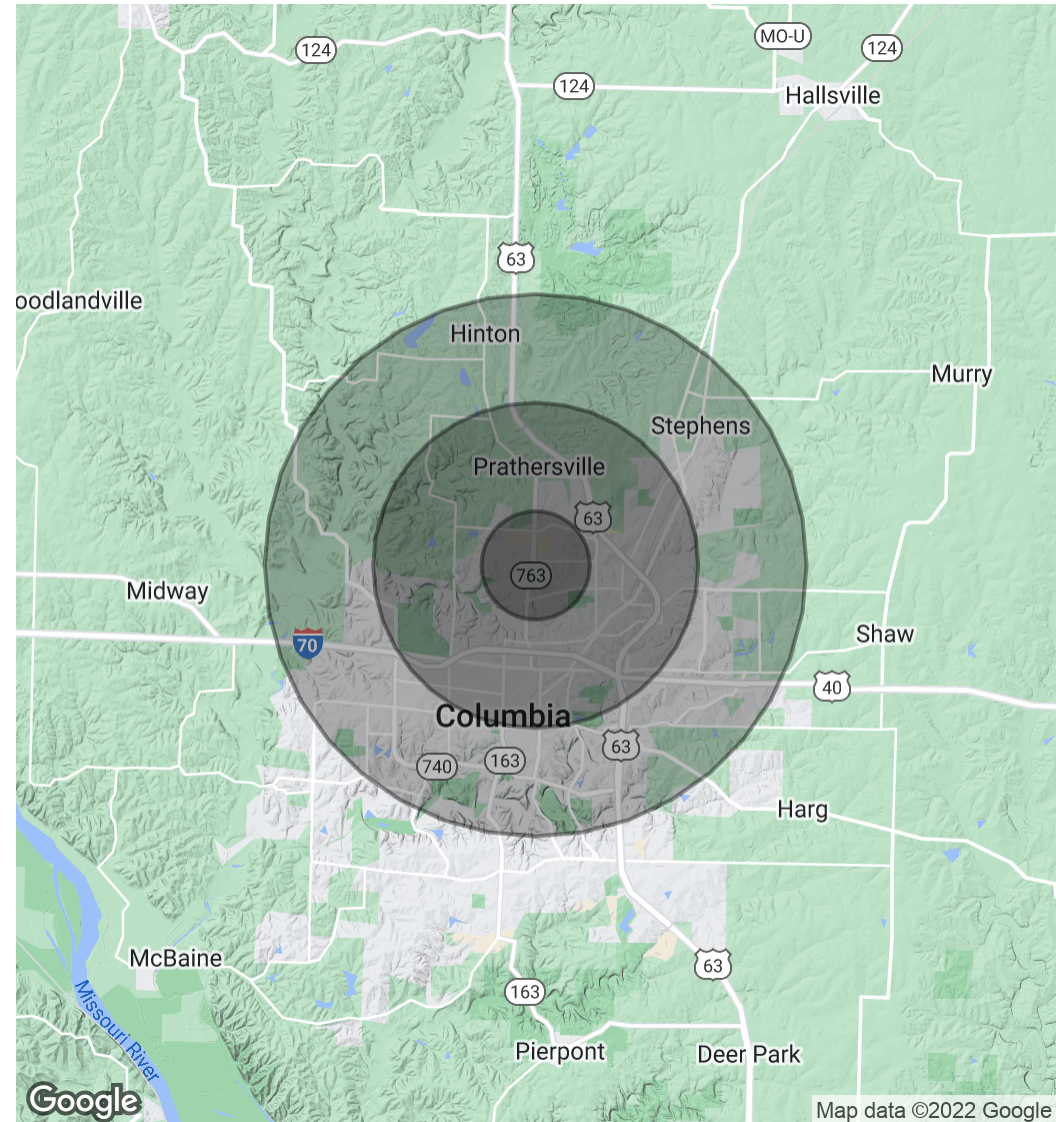
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,160	38,240	91,220
Average age	29.8	28.9	29.3
Average age (Male)	27.5	27.9	28.3
Average age (Female)	32.1	30.2	30.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,087	16,092	36,226
# of persons per HH	2.5	2.4	2.5
Average HH income	\$53,947	\$44,891	\$50,441
Average house value	\$151,992	\$140,151	\$149,459

* Demographic data derived from 2020 ACS - US Census



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