Deer Heights Light Industrial Lots

FOR SALE



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Executive Summary

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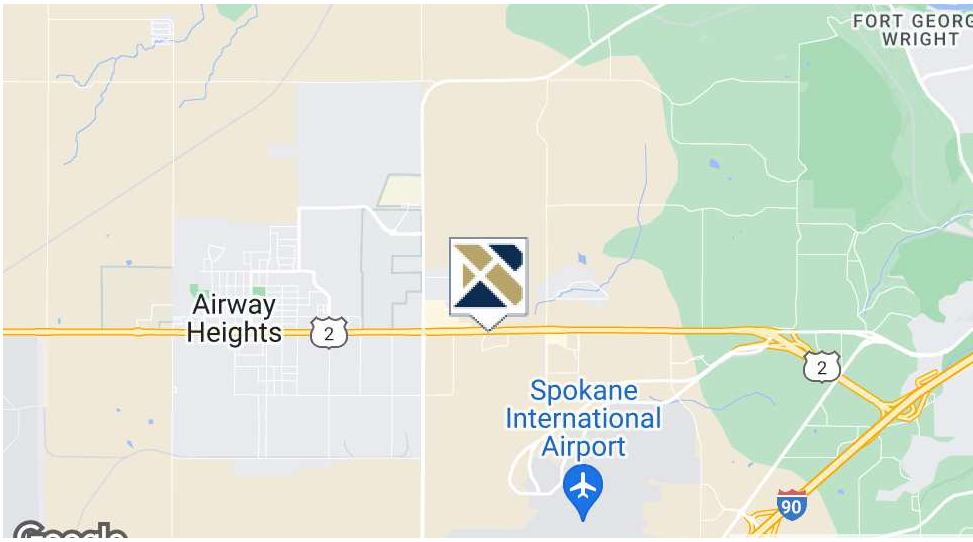


OFFERING SUMMARY

Total Acres:	27.38 Acres
Number Of Lots:	4
Lot Sizes:	3.43 - 13.19 Acres

PROPERTY OVERVIEW

Multiple open lots of land located near many businesses in the area of growing Airway Heights. They can be purchased individually or combine multiple lots together.



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Land Lots

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 # OF LOTS 4 | TOTAL LOT SIZE 3.43 - 13.19 ACRES | TOTAL LOT PRICE $1,711,905 - $4,309,170 | BEST USE: LIGHT INDUSTRIAL

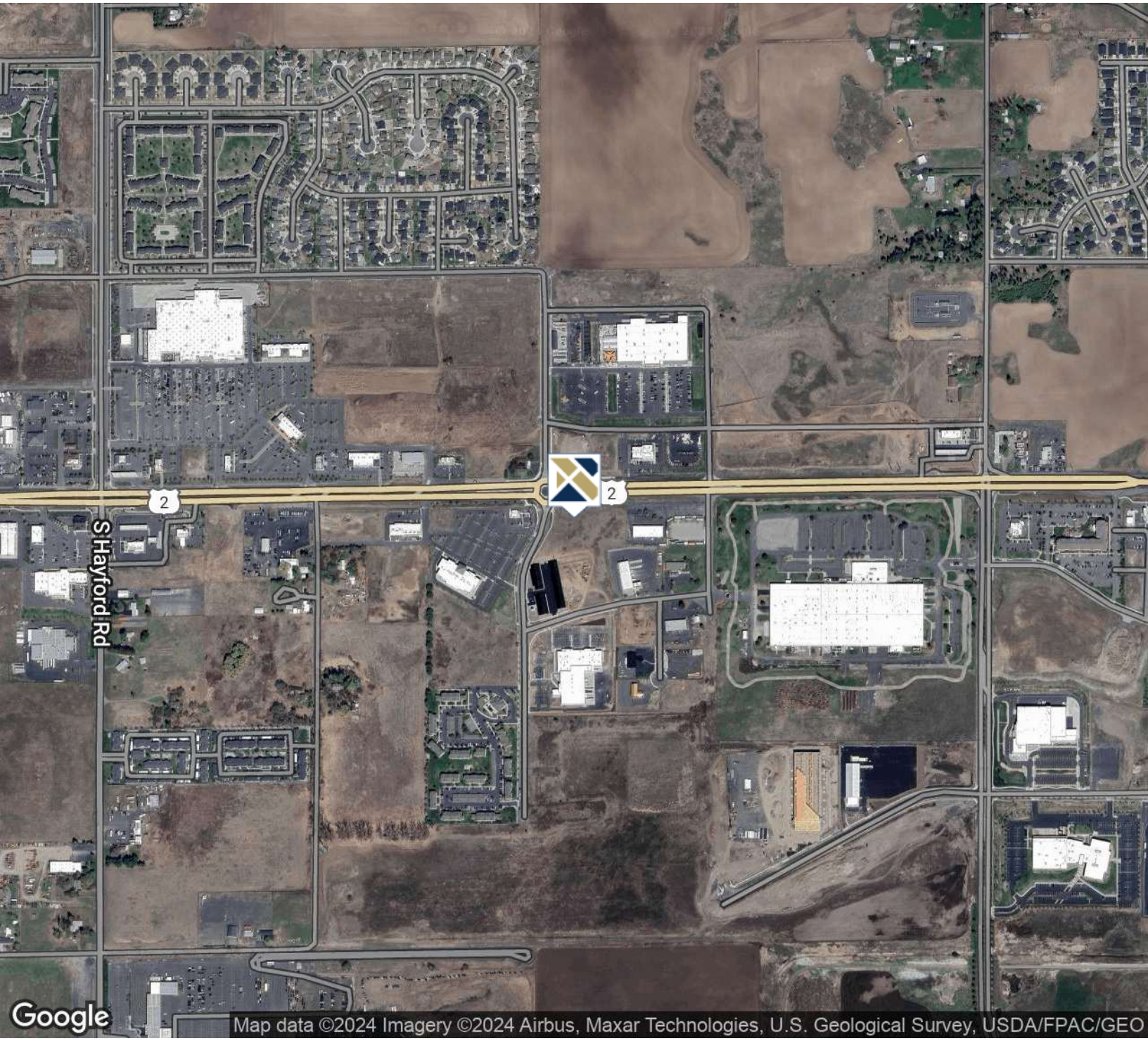
STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	Lot 1	25301.0244	3.43 Acres	$1,792,932	Light Industrial
Available	Lot 2	25302.0205	5.52 Acres	$1,803,383	Light Industrial
Available	Lot 3	25301.0303	5.24 Acres	$1,711,905	Light Industrial
Available	Lot 4	25305.9035	13.19 Acres	$4,309,170	Light Industrial

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Aerial Map

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Lot 1 - 25301.0244





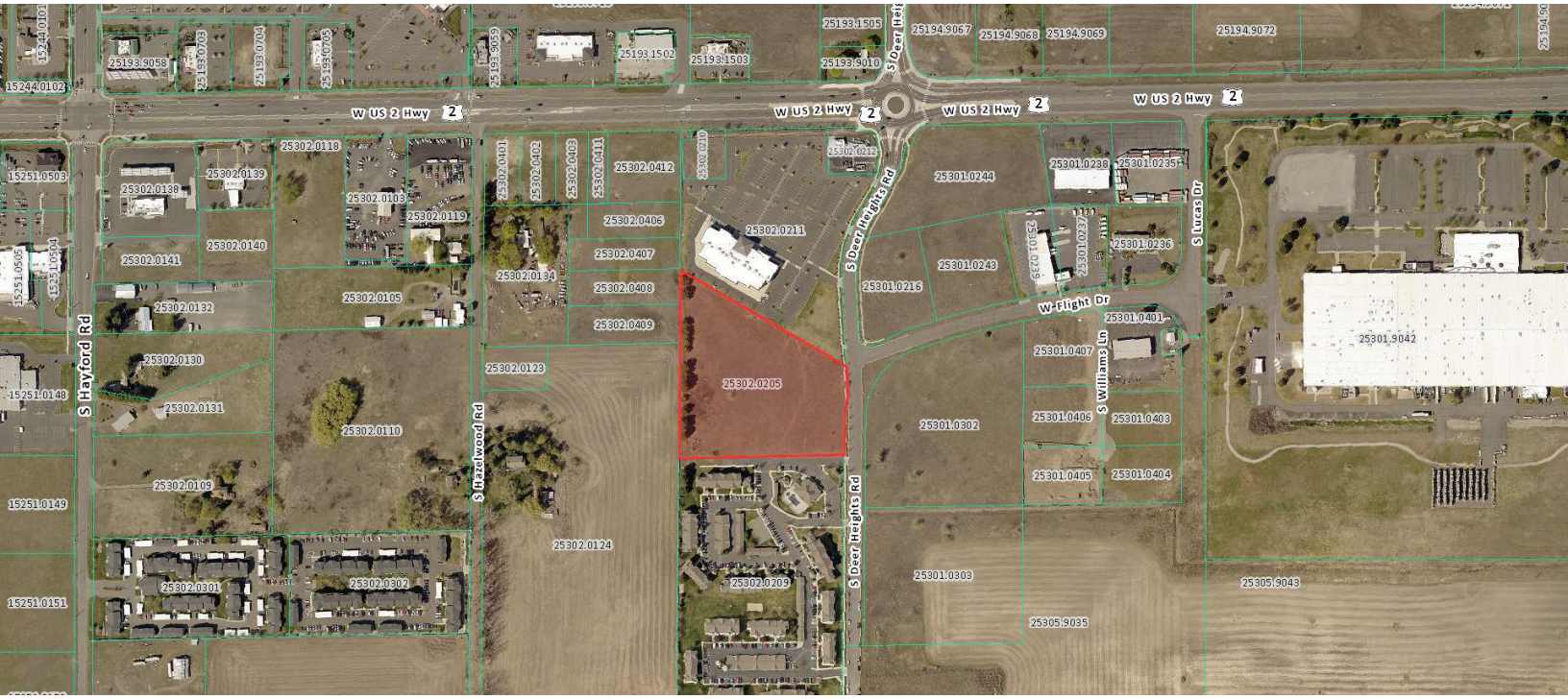
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Lot 2 - 25302.0205

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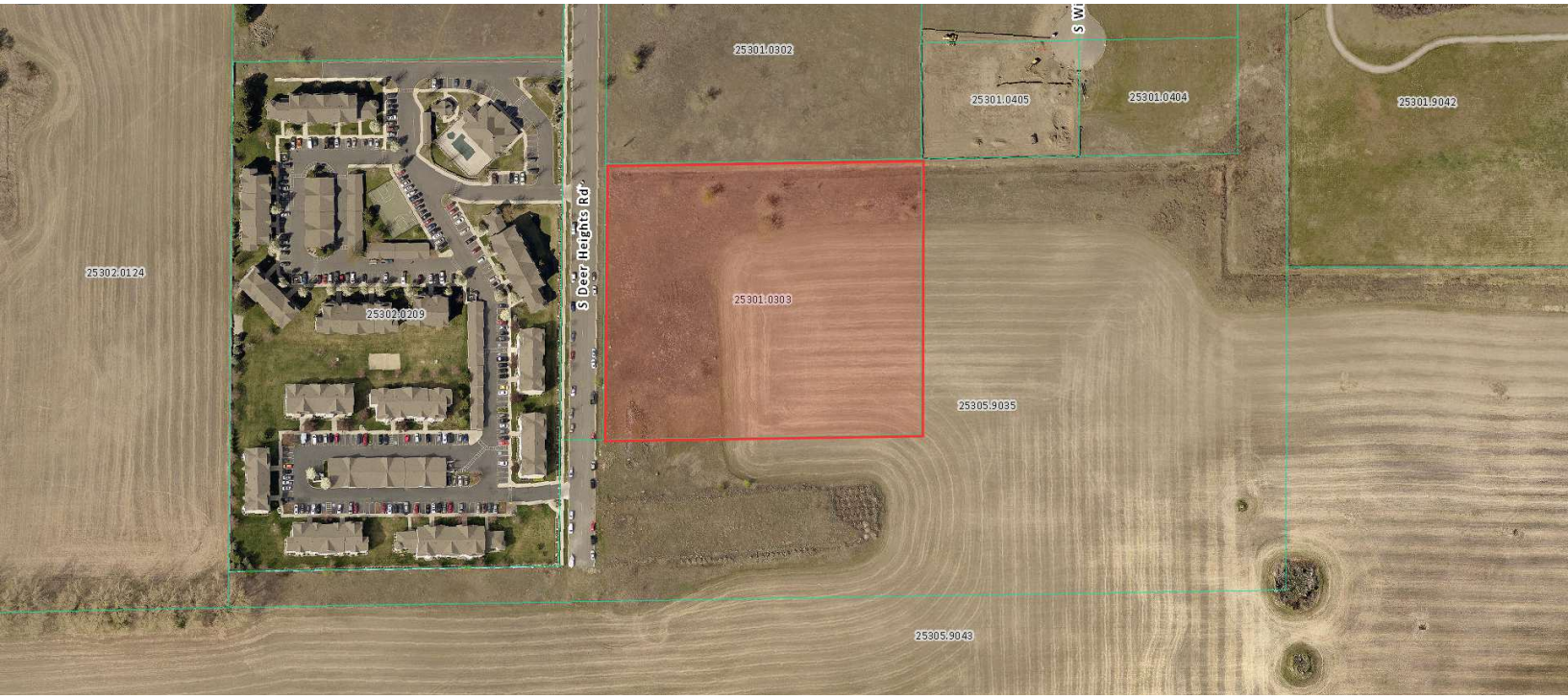


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Lot 3 - 25301.0303

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Lot 4 - 25305.9035



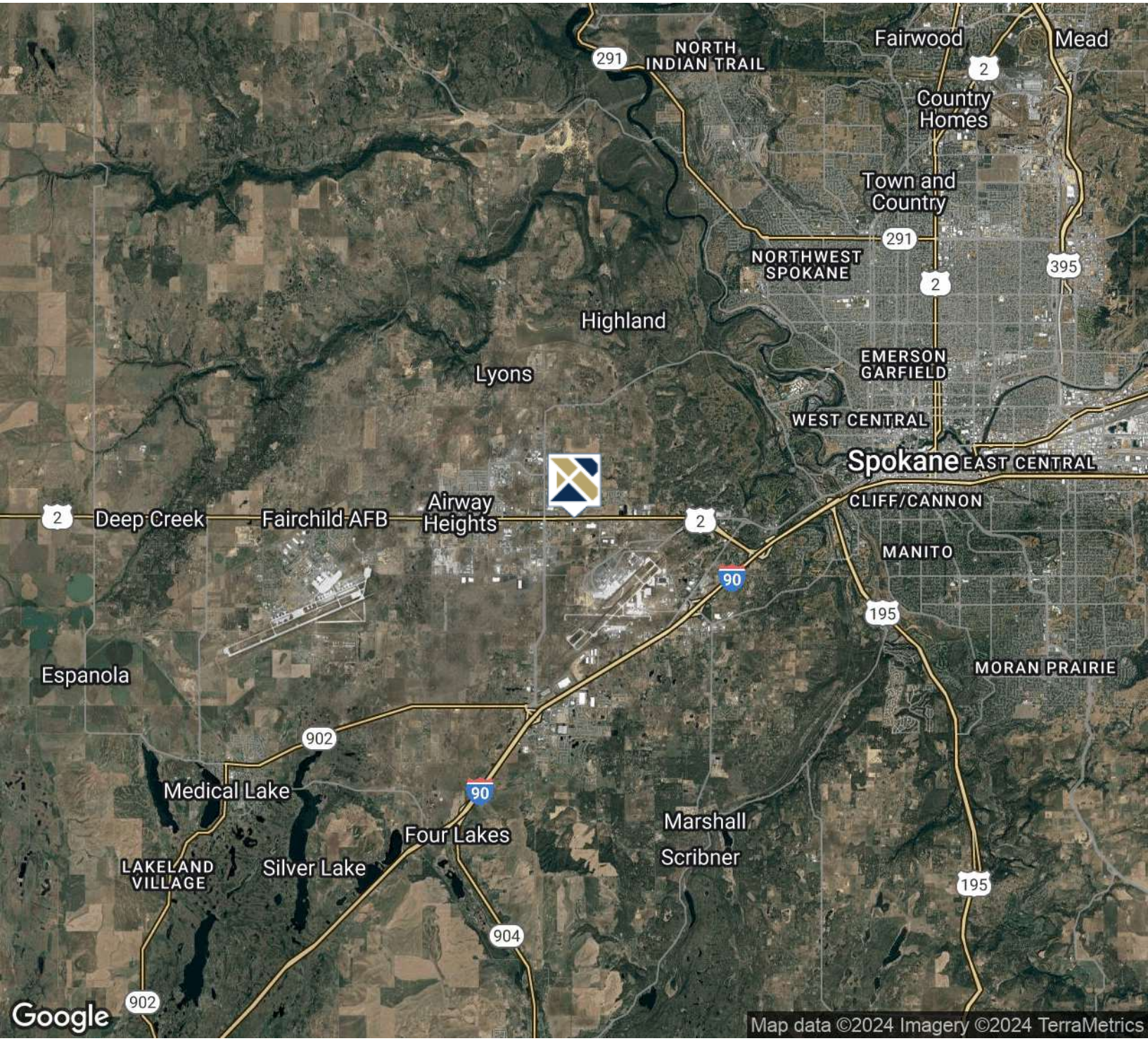


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Location Map

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Retailer Map

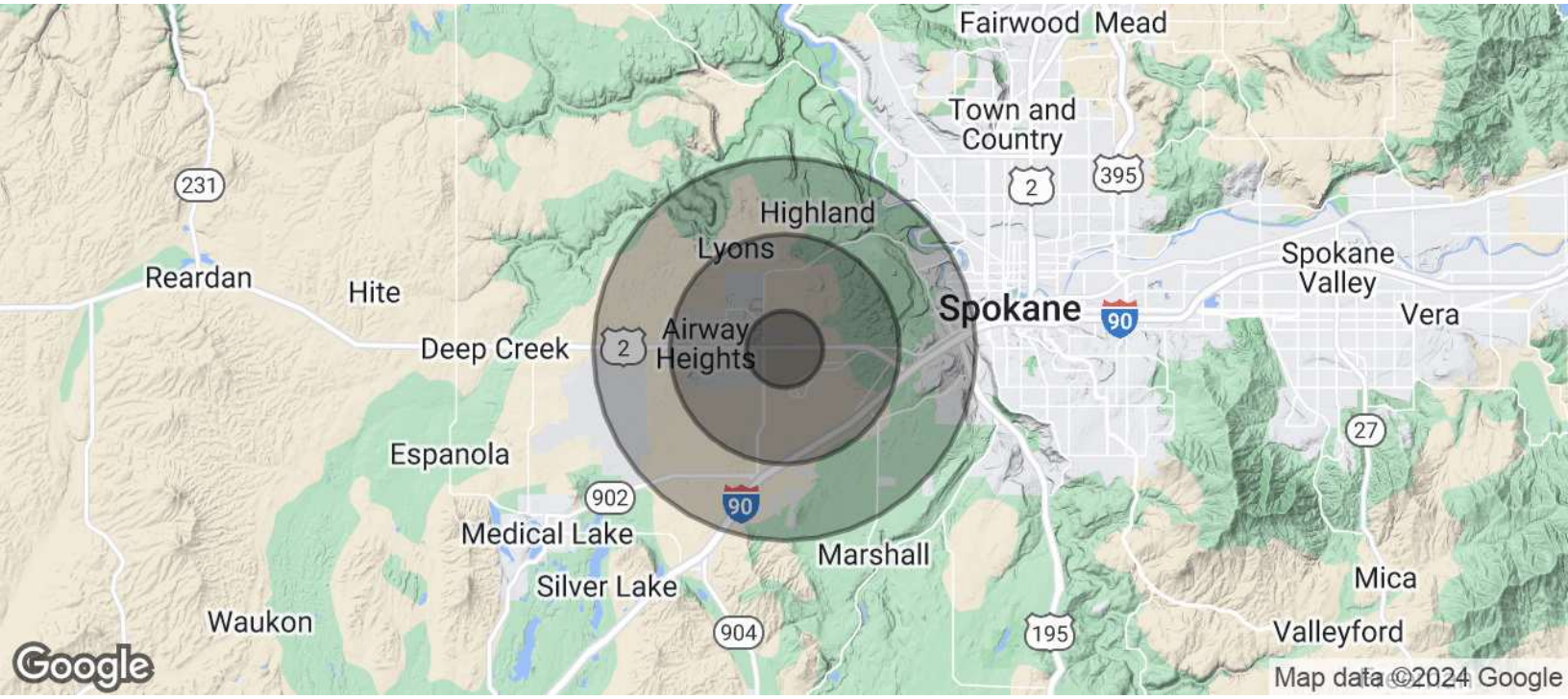


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	432	6,572	14,632
Average age	33.6	34.3	35.6
Average age (Male)	35.3	35.5	36.6
Average age (Female)	30.7	31.1	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	142	1,853	4,395
# of persons per HH	3.0	3.5	3.3
Average HH income	$51,786	$48,957	$54,568
Average house value		$281,628	$318,367

** Demographic data derived from 2020 ACS - US Census*

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