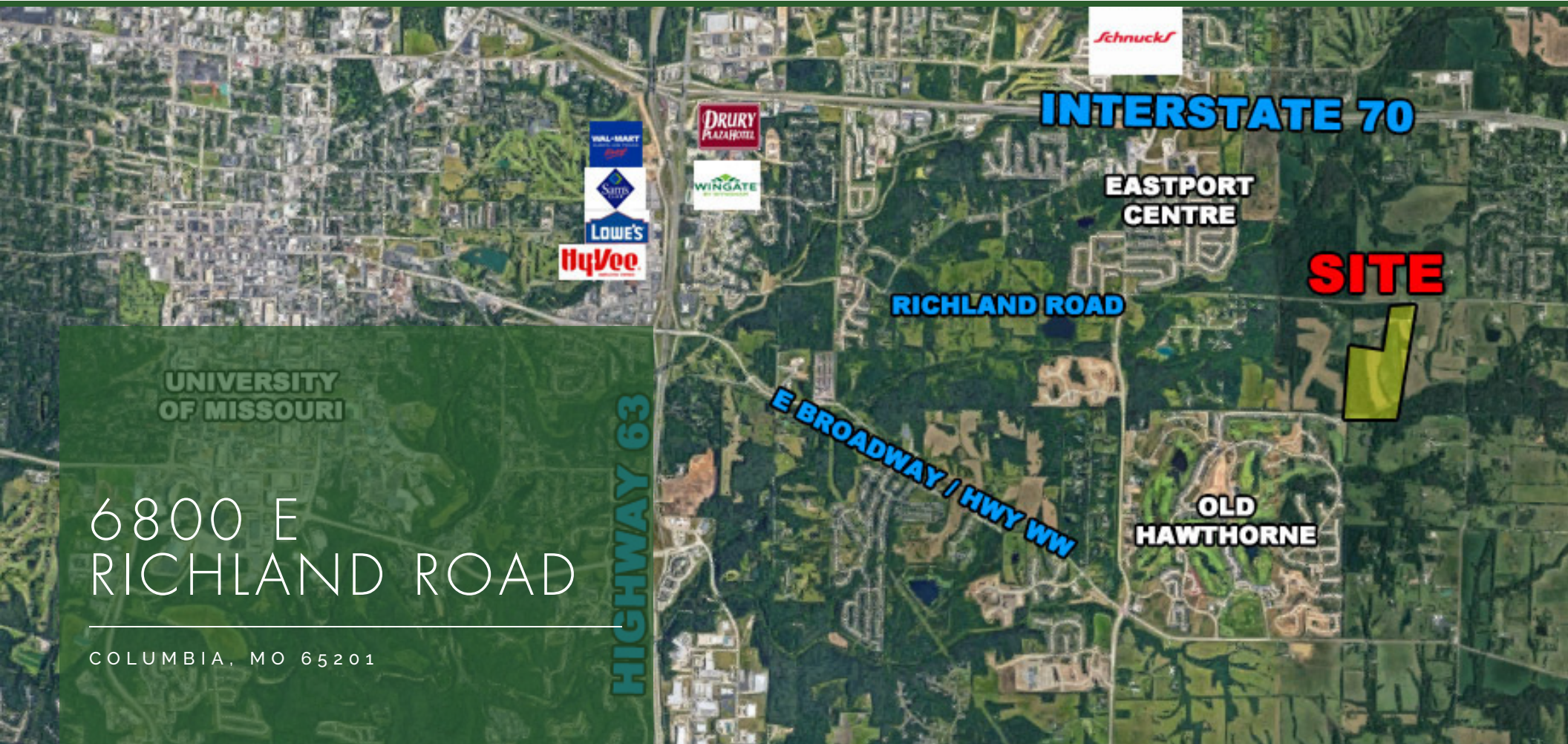


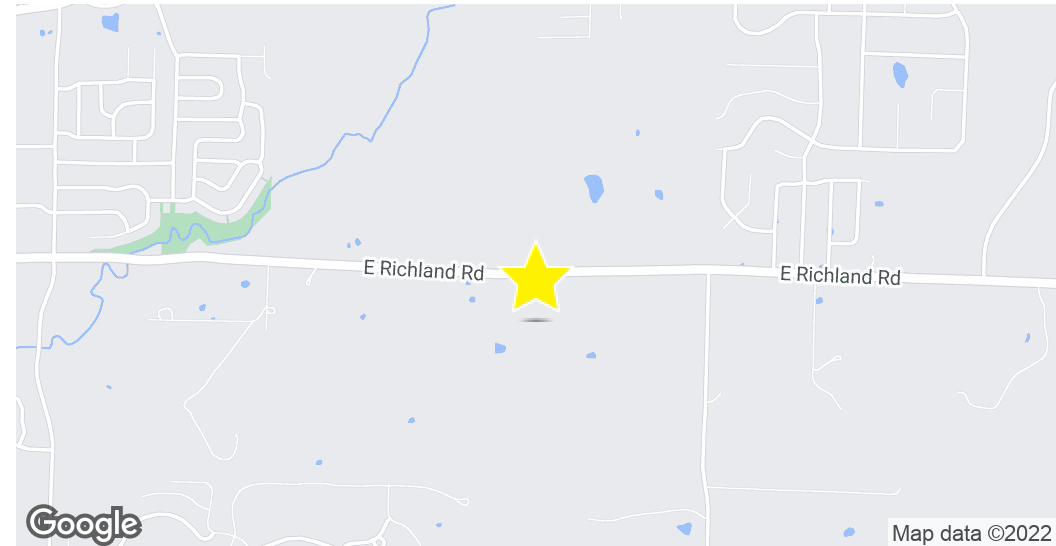


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OFFERING SUMMARY

Sale Price:	\$1,684,900
Lot Size:	58.1 Acres
Price / Acre:	\$29,000

PROPERTY OVERVIEW

Located immediately North of the Old Hawthorne subdivision and just South of Richland Road, this +/- 58.1 acre site is primed for residential development. The site offers close proximity to a multitude of retail amenities, easy access to Interstate 70 but also allows for a tranquil setting.

PROPERTY HIGHLIGHTS

- Prime residential development tract
- Ideal location just North of Old Hawthorne subdivision
- Close proximity to a multitude of retail amenities
- Easy access to Interstate 70
- Relatively flat terrain

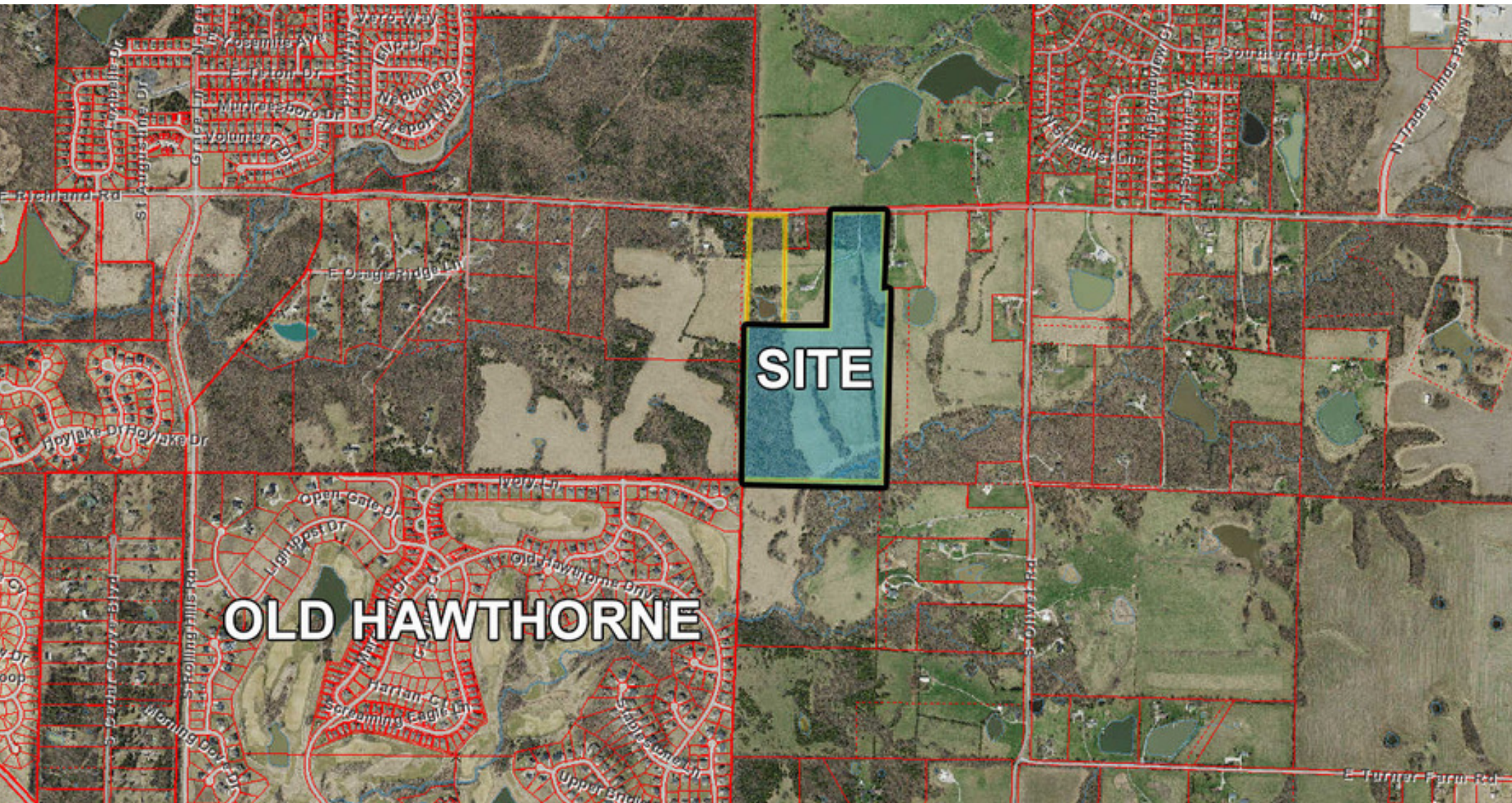
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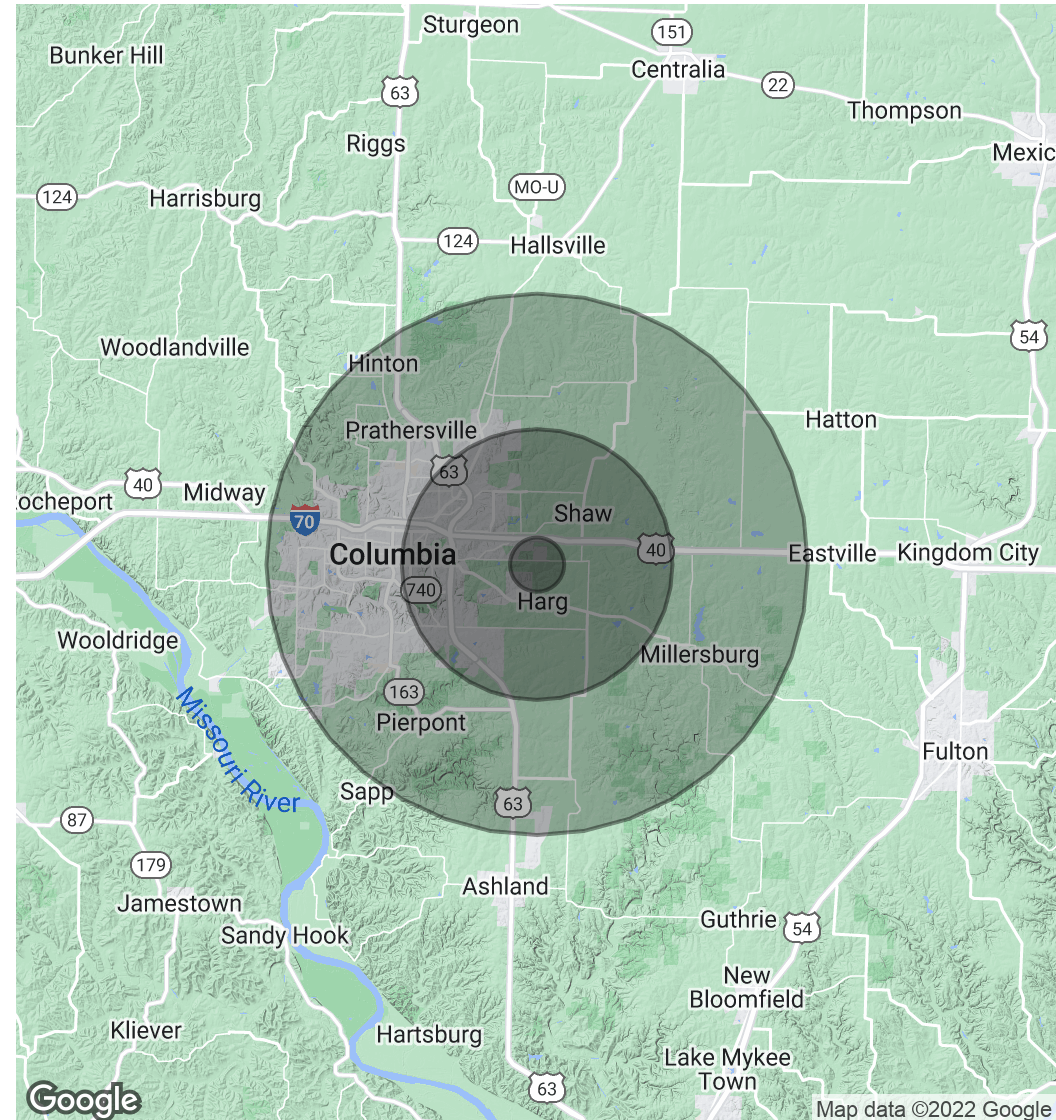
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	358	27,114	134,483
Average age	35.5	30.3	30.2
Average age (Male)	33.5	29.0	29.6
Average age (Female)	37.1	31.6	30.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	146	11,848	54,246
# of persons per HH	2.5	2.3	2.5
Average HH income	\$78,388	\$57,429	\$56,479
Average house value	\$197,062	\$158,546	\$167,167

* Demographic data derived from 2020 ACS - US Census



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