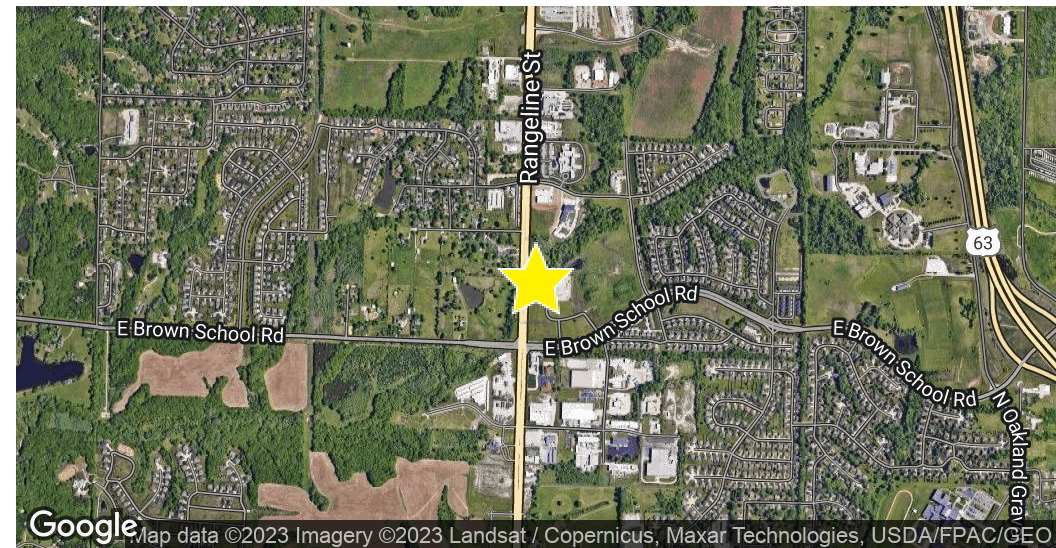
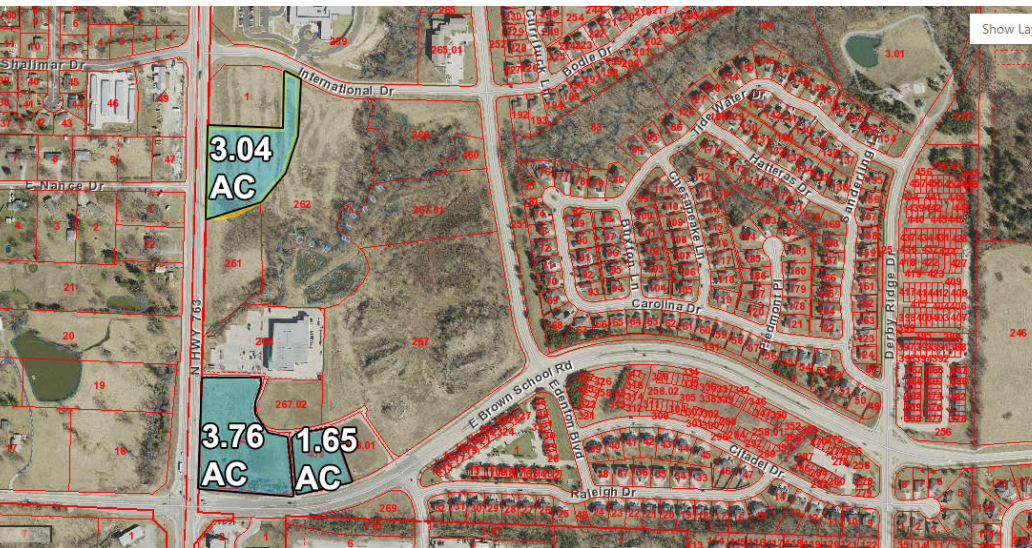




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OFFERING SUMMARY

Sale Price:	\$941,767
Lot Size:	3.76 Acres
Price / Acre:	\$250,470
Zoning:	M-C

PROPERTY OVERVIEW

Fantastic corner location at the signalized intersection of Rangeline and Brown School Road

PROPERTY HIGHLIGHTS

- This is a great corner pad to Moser's Grocery. Site is zoned M-C, or mixed-use corridor, and allows for a variety of commercial uses. Ideal site for building(s) with drive-thru needs.
- All utilities at or near site
- Rangeline North AADT: 4,946 - Rangeline South AADT: 4,956
- Brown School Rd East AADT: 6,954 - Brown School Rd West AADT: 6,675

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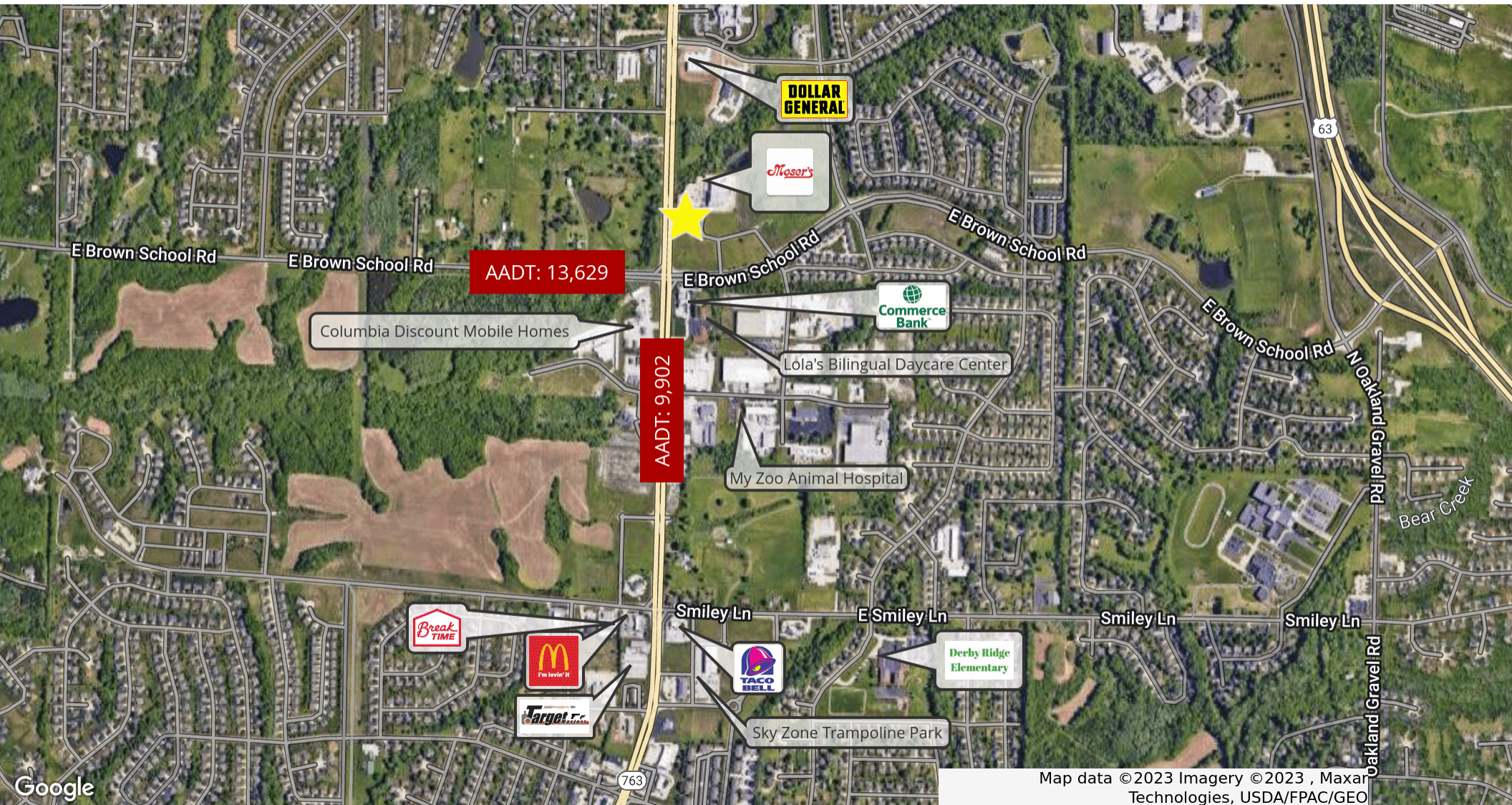
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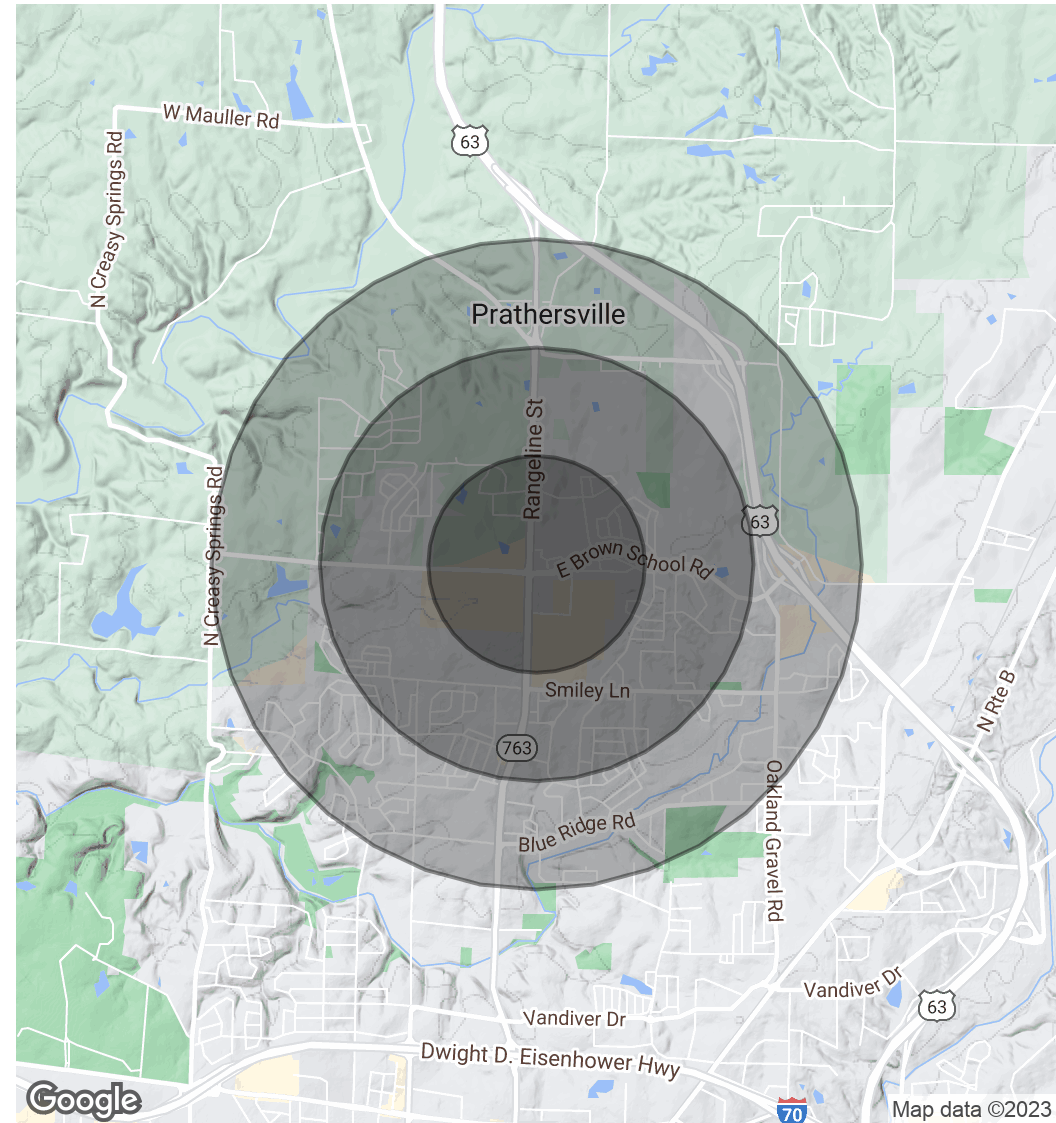
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,003	4,658	10,719
Average Age	29.6	31.1	32.5
Average Age (Male)	31.8	32.8	33.5
Average Age (Female)	29.4	30.7	31.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	402	1,807	4,242
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$67,509	\$72,856	\$71,751
Average House Value	\$183,056	\$173,937	\$165,775

* Demographic data derived from 2020 ACS - US Census



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