



MEL ZELENAK

MEL@MALYREALTY.COM

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OFFERING SUMMARY

Sale Price:	\$529,690
Lot Size:	3.04 Acres
Price / Acre:	\$174,240
Zoning:	M-C

PROPERTY OVERVIEW

3.04AC lot adjacent to new Dollar General development

PROPERTY HIGHLIGHTS

- 3.04 AC
- Priced at \$4.00 per square foot or \$529,690
- Zoned M-C
- All utilities at or near site
- Lot adjacent to new Dollar General development
- Ideal location for retail or office building
- Land is priced to sell
- 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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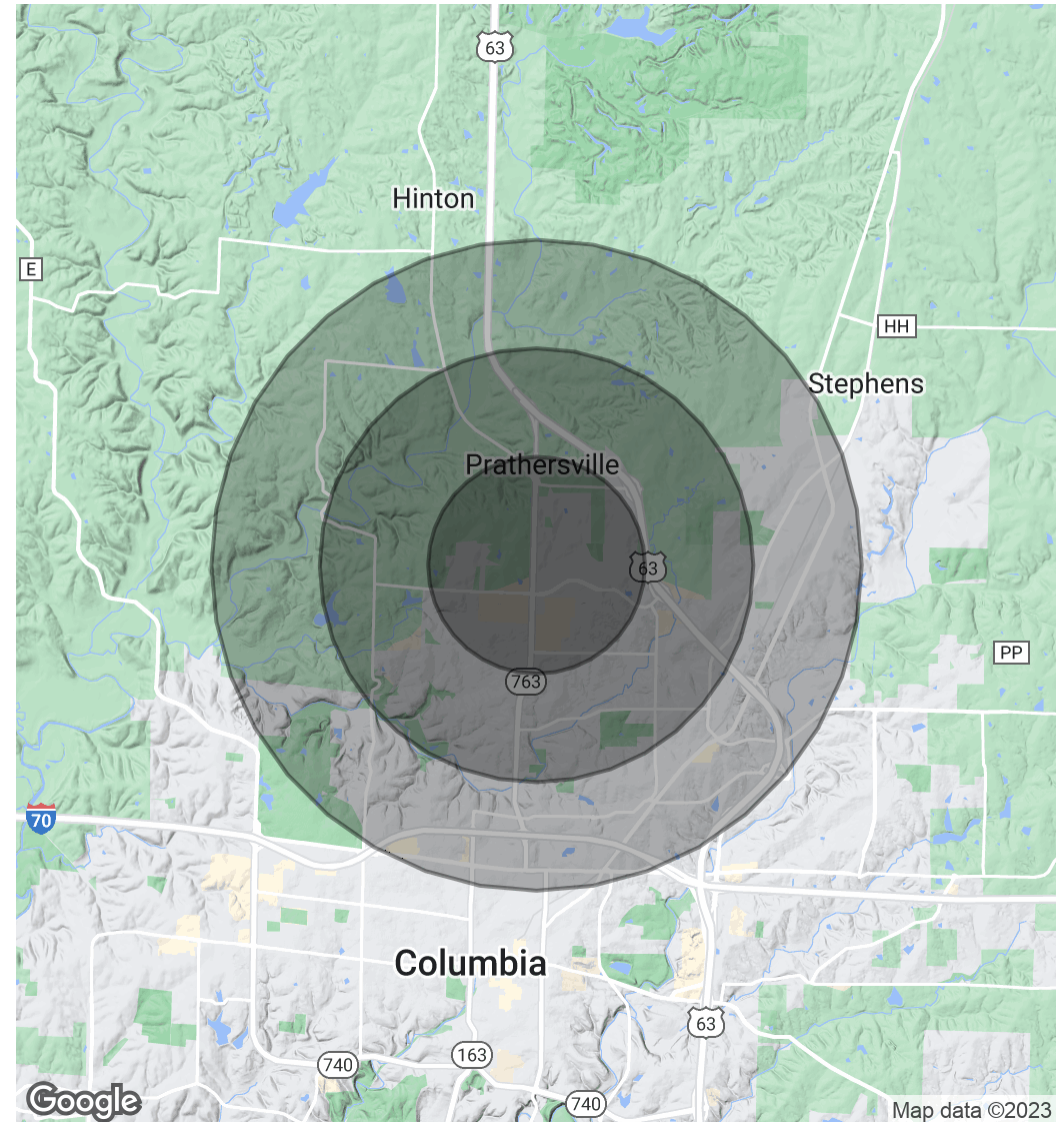
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,731	15,022	24,454
Average Age	30.0	33.4	34.4
Average Age (Male)	30.9	34.0	34.5
Average Age (Female)	29.8	32.4	33.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,435	6,050	10,650
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$67,928	\$71,694	\$65,276
Average House Value	\$174,556	\$161,745	\$147,500

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



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