

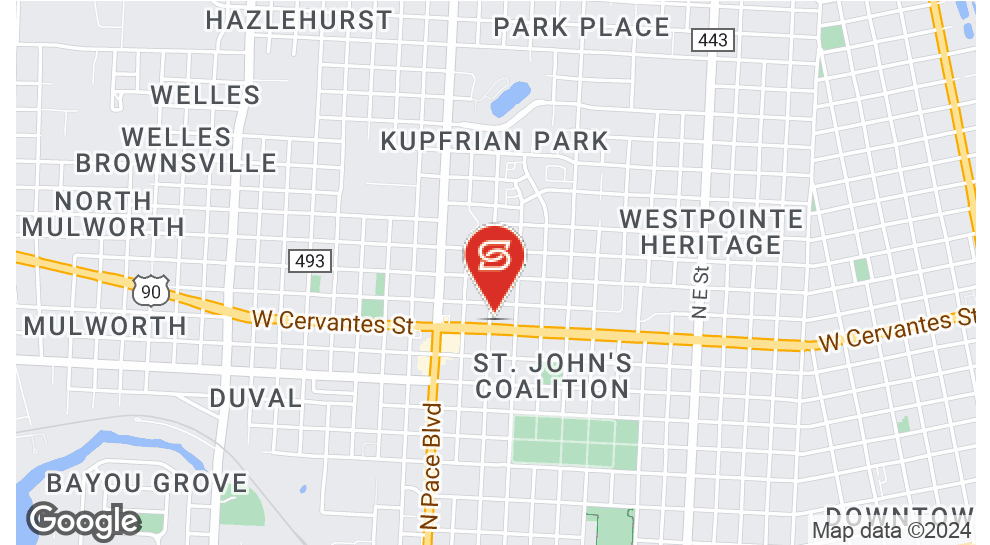
An aerial photograph of a residential neighborhood. A large, rectangular, brownish-orange highlighted area is located in the center-left of the image, representing a vacant lot. To the right of this lot is a large, multi-story building with a blue roof and several windows. The surrounding area includes other houses, trees, and a street.

CORNER PARCEL FOR SALE
APRIL 2024

**REDUCED:
\$44,000 VACANT
LAND - CORNER
PARCEL .21
ACRES**

1842 W. CERVANTES

stirling



OFFERING SUMMARY

Sale Price:	\$44,000
Lot Size:	0.21 Acres
Price / Acre:	\$209,524
Zoning:	C-3

PROPERTY OVERVIEW

VACANT CORNER PARCEL FOR SALE - CORNER OF CERVANTES & "M" STREET - REDUCED SALES PRICE: \$44,000. Please check CMLS for other properties in this area available for sale. Excellent chance to assemble several parcels - this site would be great for extra parking.

Owner also has property across the Street (800 BLK of "M" Street reduced to \$74,000 - .41+- acres)

PROPERTY HIGHLIGHTS

- Zoned C-3
- REDEVELOPMENT AREA
- Assemblage possibilities

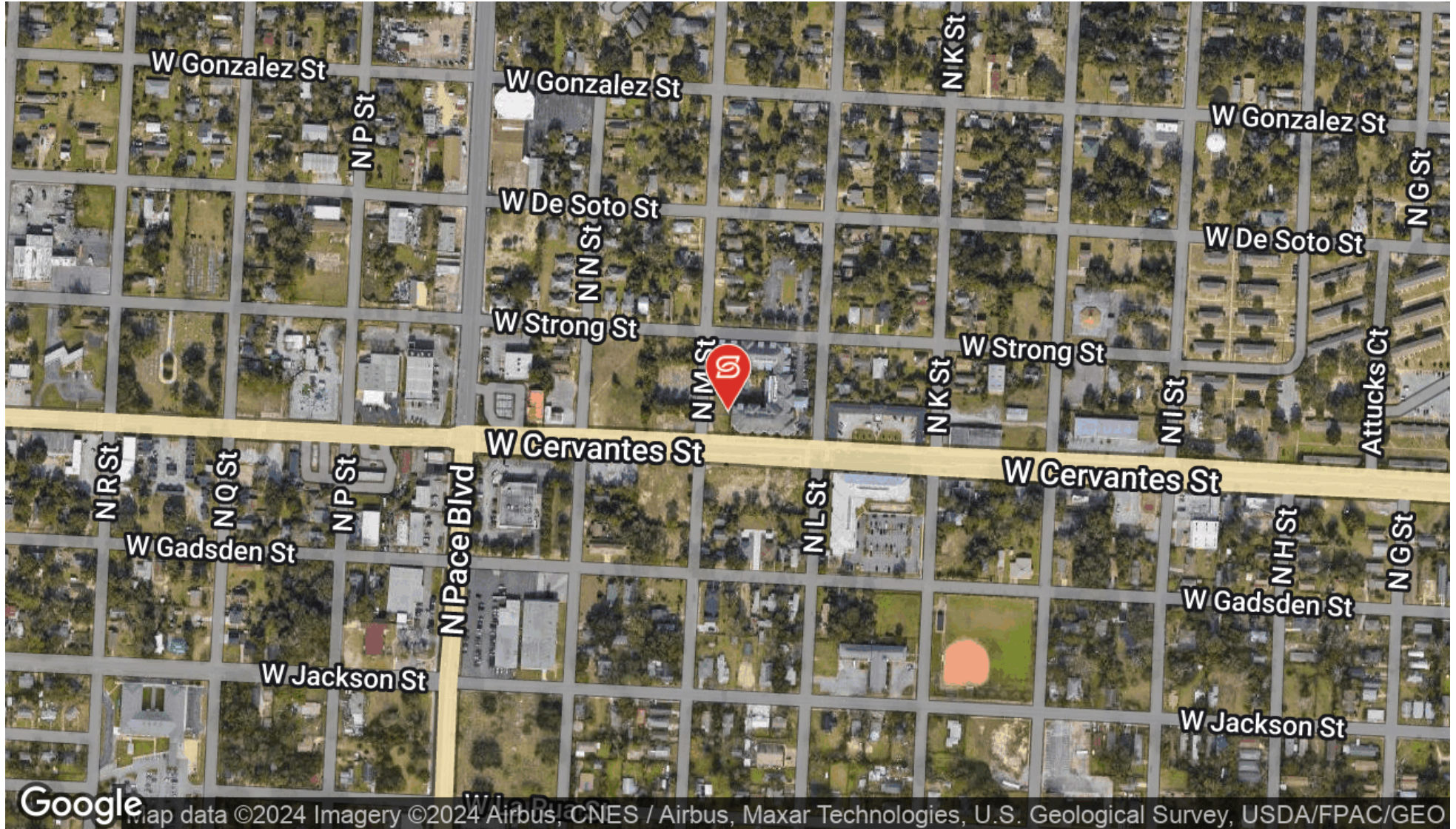


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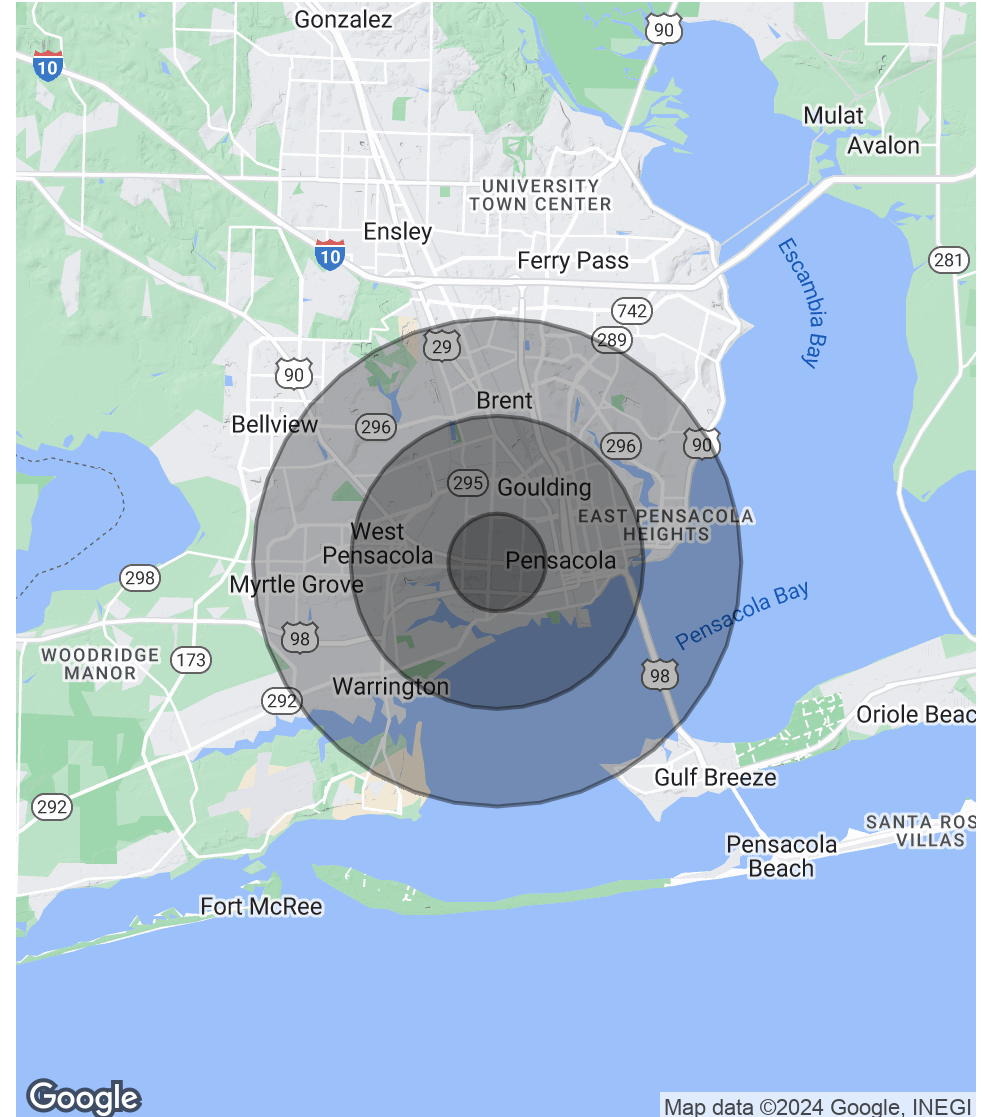
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,629	57,804	131,127
Average Age	38.9	36.1	35.9
Average Age (Male)	33.2	33.8	34.4
Average Age (Female)	43.4	38.0	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,334	21,294	49,249
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$33,463	\$41,319	\$49,511
Average House Value	\$106,100	\$142,596	\$199,346

2020 American Community Survey (ACS)



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