

RESIDENTIAL / COMMERCIAL FOR SALE
APRIL 2024

**JUST REDUCED:
RESIDENTIAL /
COMMERCIAL
LAND - "M" &
CERVANTES - .41
ACRES**

stirling



OFFERING SUMMARY

Sale Price:	\$74,000
Lot Size:	0.41 Acres
Price / Acre:	\$180,488
Zoning:	C-3

PROPERTY OVERVIEW

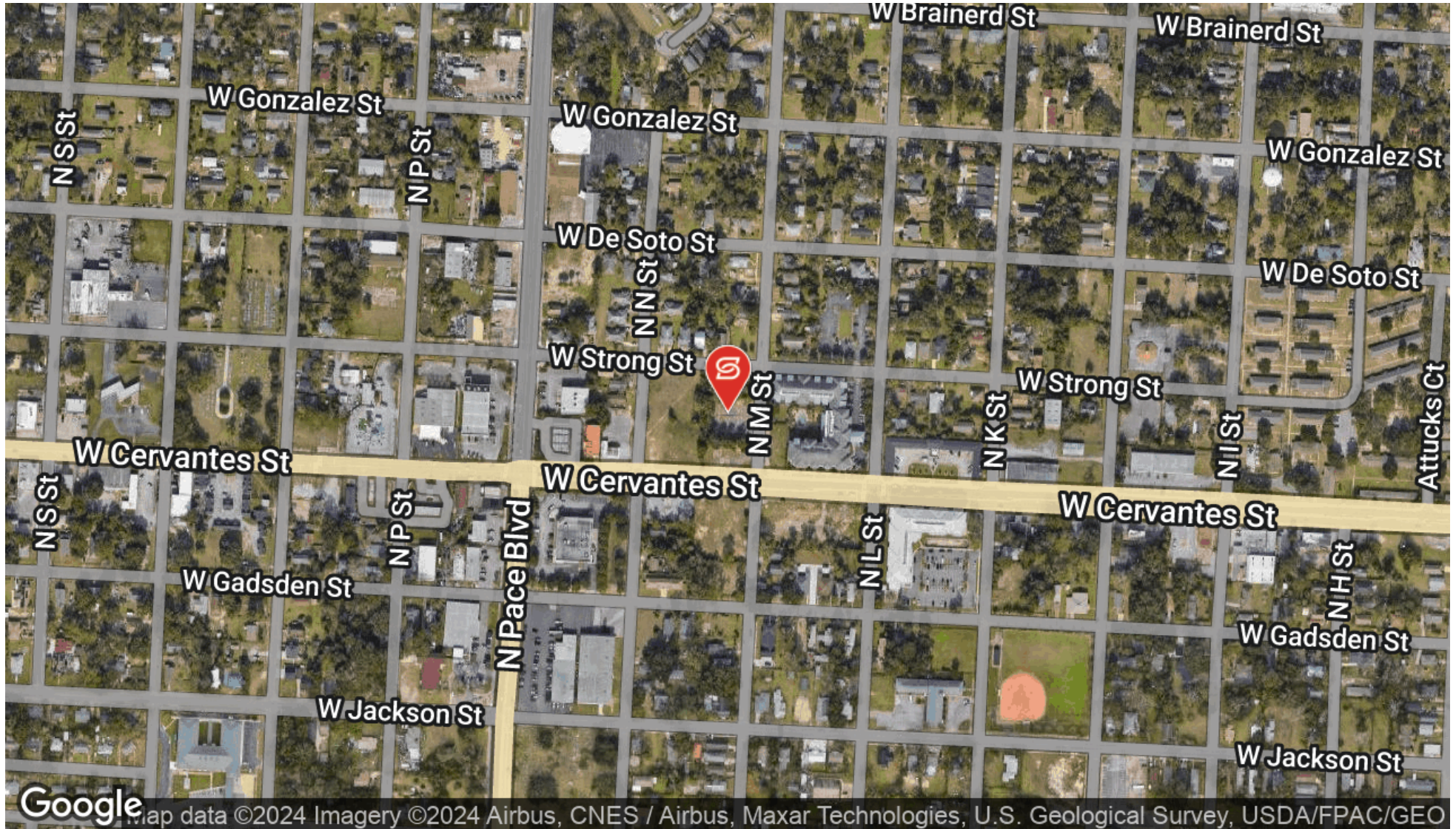
RESIDENTIAL / COMMERCIAL OPPORTUNITY - VACANT LAND AVAILABLE FOR SALE OFF CERVANTES AND "M" STREET - NEW SALE PRICE: \$74,000 - Zoned C-3. LOT SIZE IS 144 FF x 125 FT. Please check CMLS for other properties in this block for Sale.

This parcel is .4123 Acres (800 BLK of "M" Street). Cleared and ready for development.

The parcel on the corner of Cervantes & "M" Street (1842 Cervantes) is .21 Acres - Would be great to pick up for extra parking and is priced at \$44,000

PROPERTY HIGHLIGHTS

- Zoned C-3
- Assemblage possibilities



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RETAIL BROKERS NETWORK

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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

* Demographic data derived from 2020 ACS - US Census

