

Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,000,000

LOT SIZE: 0.88 Acres

APN #: 27155001801 &
27155001908

ZONING: Industrial

CROSS STREETS: Livingston Rd & Market
Avenue

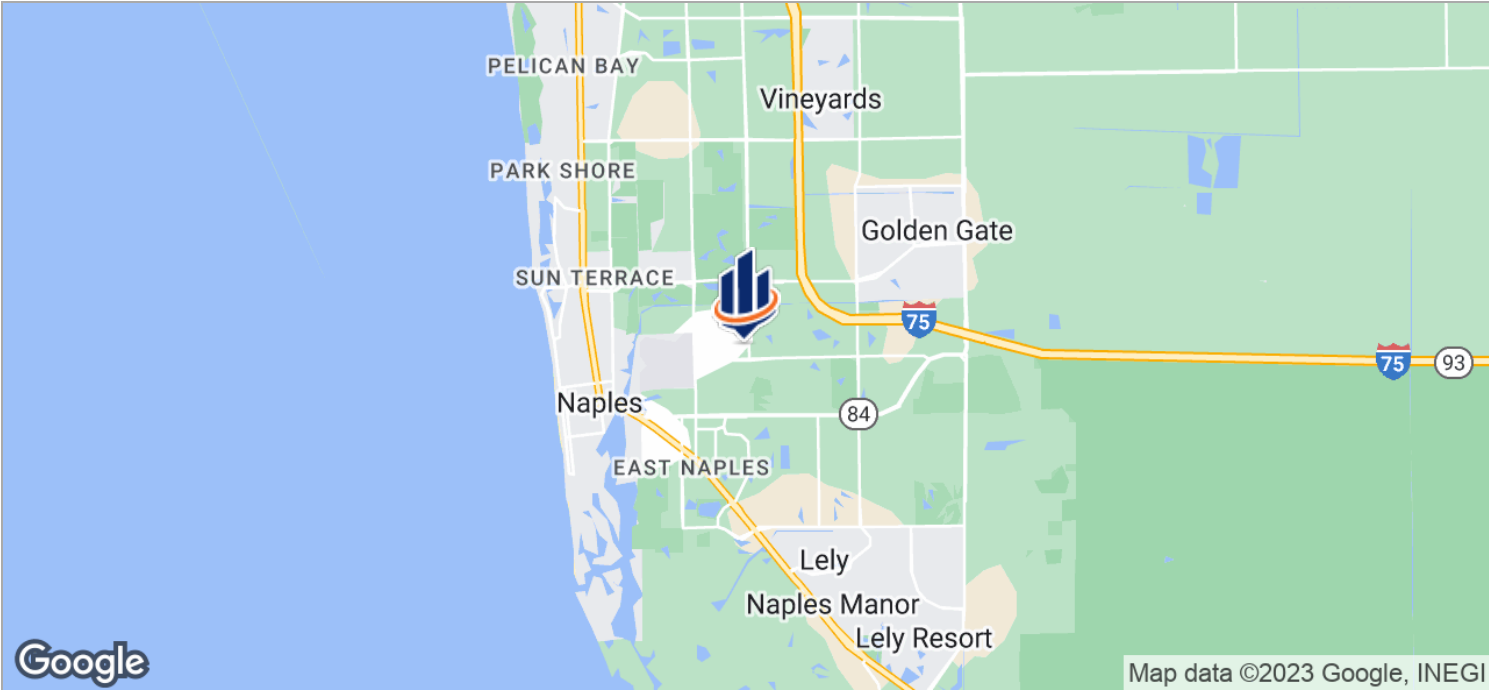
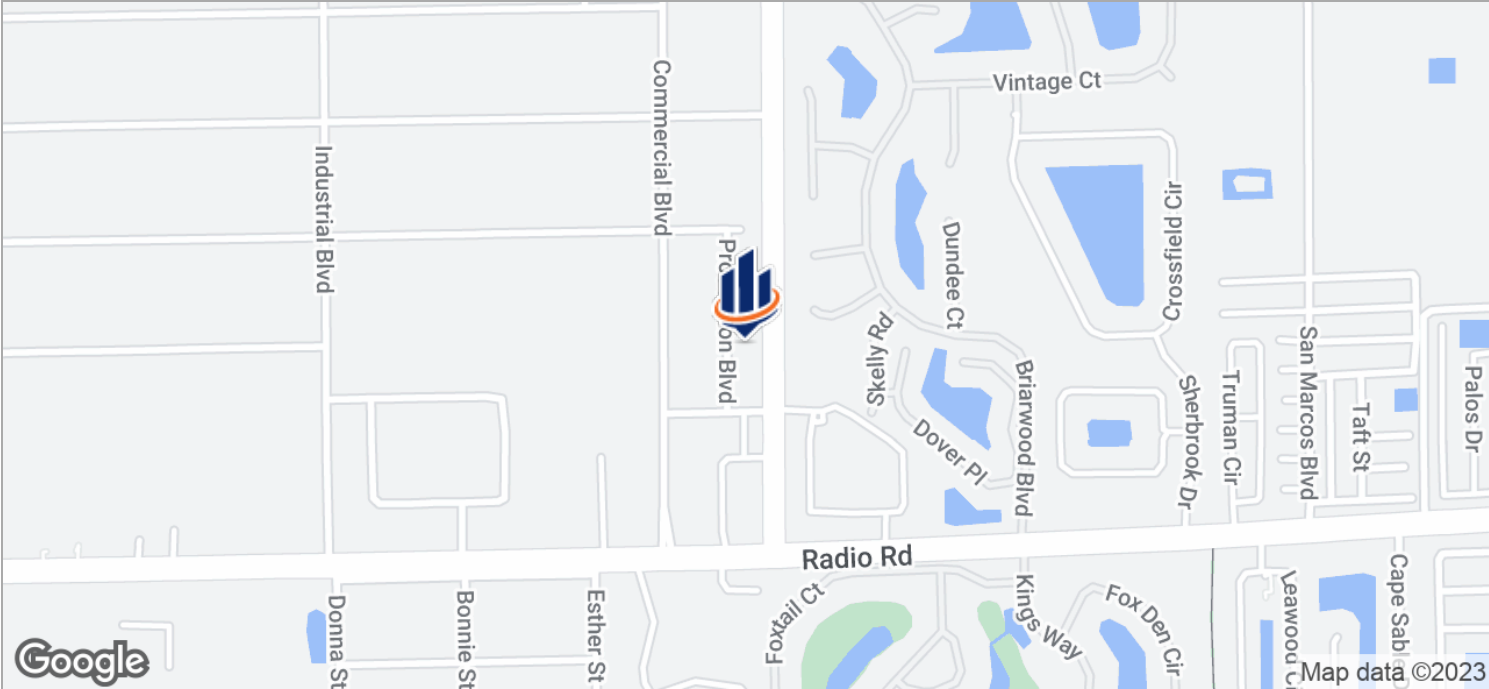
PROPERTY DESCRIPTION

Buy one .44 acre lot for \$500,000 or combine two (.88 acres total) for \$1,000,000. Great development flexibility. Zoned industrial, facing Livingston Road at Market Street and Production Blvd.

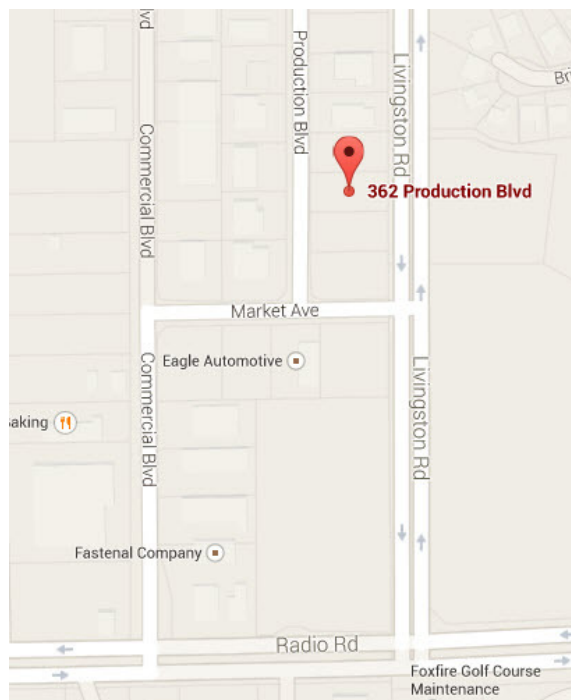
PROPERTY HIGHLIGHTS

- Great location facing Livingston Road
- .44 acres or combine 2 lots for .88 acres
- Industrial zoning
- Owner will consider build to suit
- Low industrial inventory, great time to build

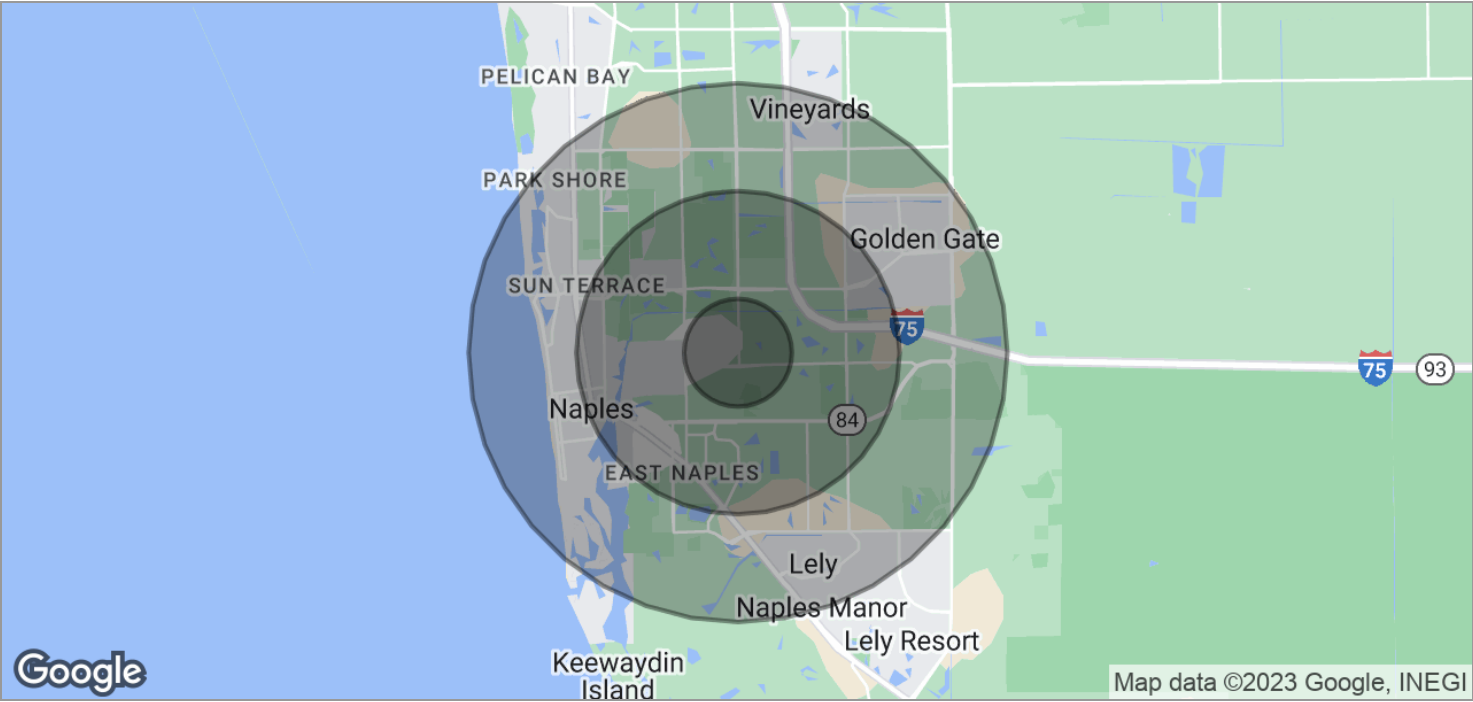
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,105	56,062	144,010
MEDIAN AGE	43.2	45.7	45.1
MEDIAN AGE [MALE]	40.3	43.6	43.5
MEDIAN AGE [FEMALE]	47.0	48.4	47.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,615	22,473	55,996
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$69,580	\$74,948	\$80,417
AVERAGE HOUSE VALUE	\$307,570	\$302,947	\$377,504

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