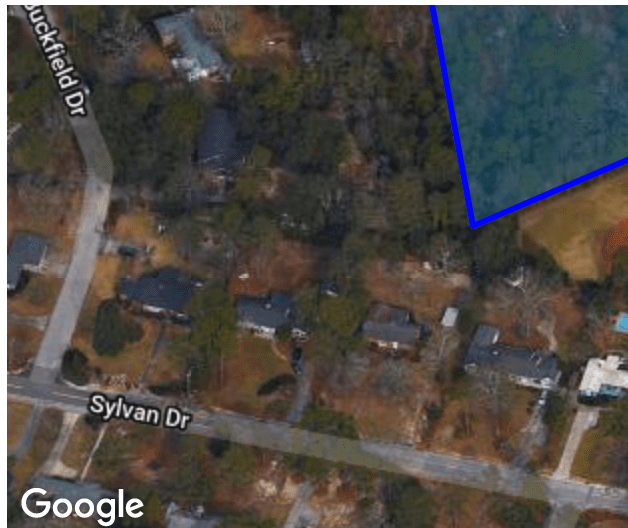
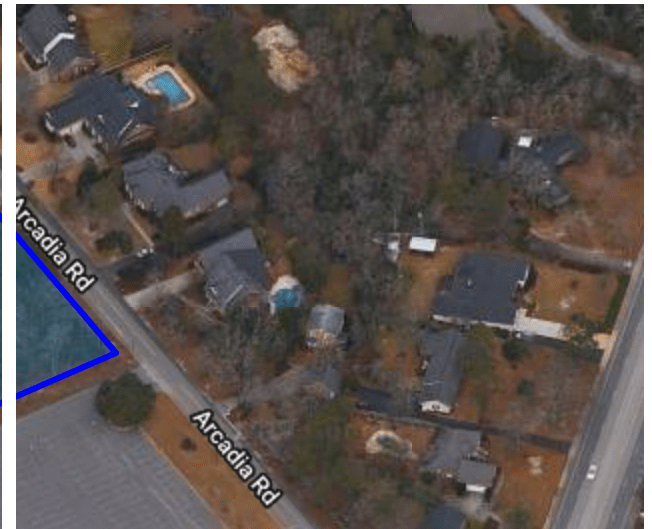
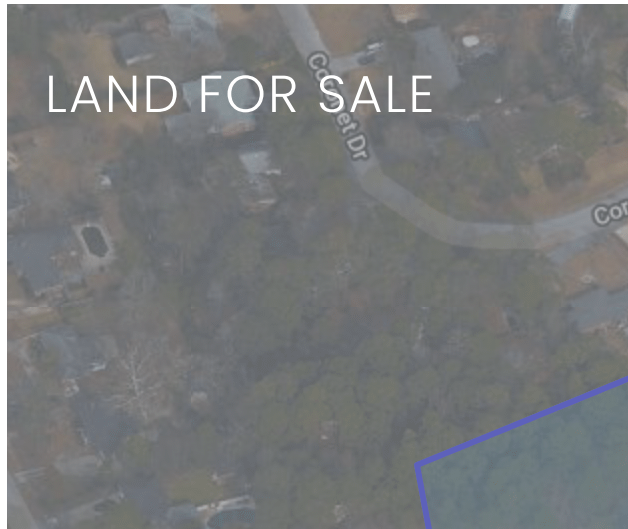
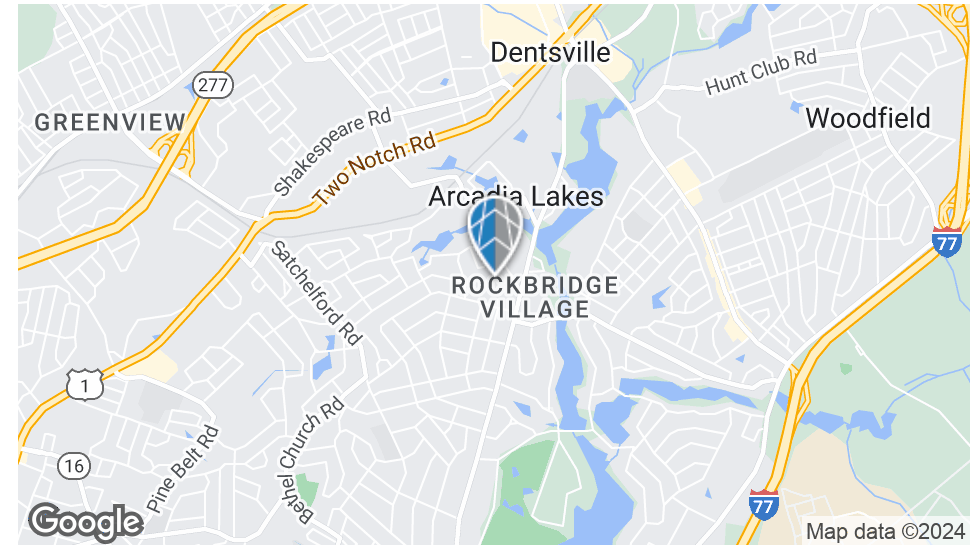






## PROPERTY SUMMARY

|                    |                             |
|--------------------|-----------------------------|
| <b>Sale Price:</b> | \$975,000                   |
| <b>Lot Size:</b>   | 6.5 Acres                   |
| <b>APN #:</b>      | R16804-07-19 & R16804-07-10 |
| <b>Zoning:</b>     | R-1                         |

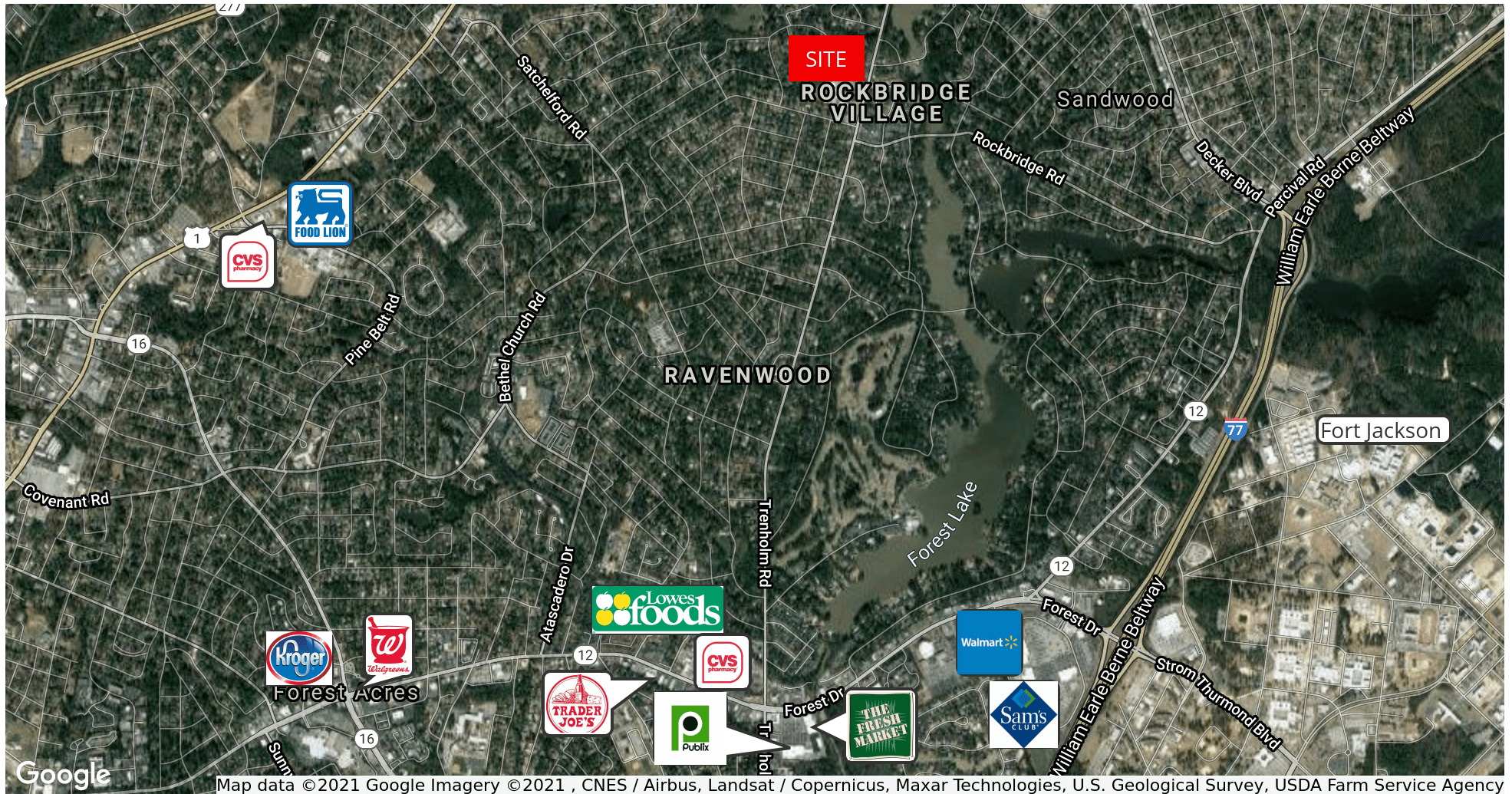
## PROPERTY OVERVIEW

Small residential infill development tract.

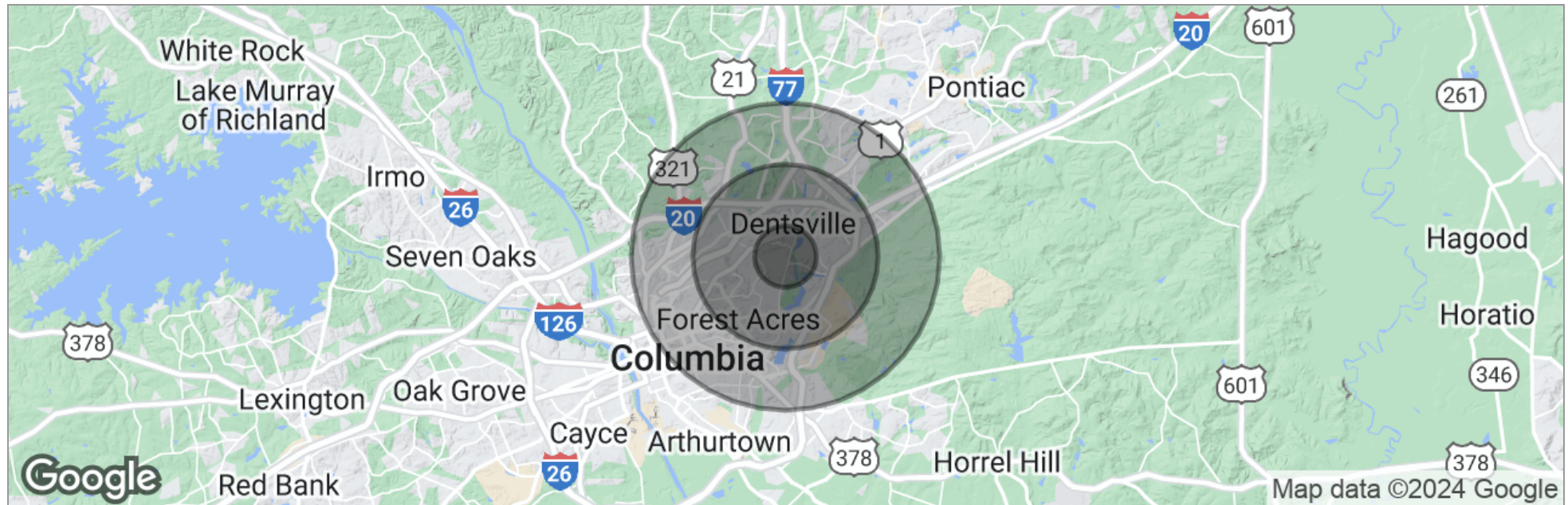
## PROPERTY HIGHLIGHTS

- 6.5 Acre Site
- Zoned R-1 Forest Acres, Low density single family residential
- Richland School District 2: Forest Lake Elementary, Dent Middle, Richland NE High School









|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 6,382     | 61,090    | 148,526   |
| Population Density  | 2,031     | 2,161     | 1,891     |
| Median Age          | 44.7      | 38.2      | 35.3      |
| Median Age (Male)   | 41.8      | 35.0      | 32.9      |
| Median Age (Female) | 45.6      | 40.7      | 37.7      |
| Total Households    | 2,709     | 23,149    | 55,930    |
| # of Persons Per HH | 2.4       | 2.6       | 2.7       |
| Average HH Income   | \$79,507  | \$63,370  | \$61,702  |
| Average House Value | \$219,792 | \$173,194 | \$215,293 |

\* Demographic data derived from 2020 ACS - US Census