



OFFERING- SUMMARY

| | |
|-------------------------|----------------------------|
| Sale Price Tract 2: | \$483,516 |
| Tract 2 Size: | 3.7 Acres MOL |
| Sale Price Tract 3 & 4: | \$1,742,400 |
| Tract 3 & 4 Size: | 8 Acres MOL |
| Total Lot Size: | 11.7 Acres |
| Zoning: | C-3 & Storage Facility/PUD |

03142022

PROPERTY OVERVIEW

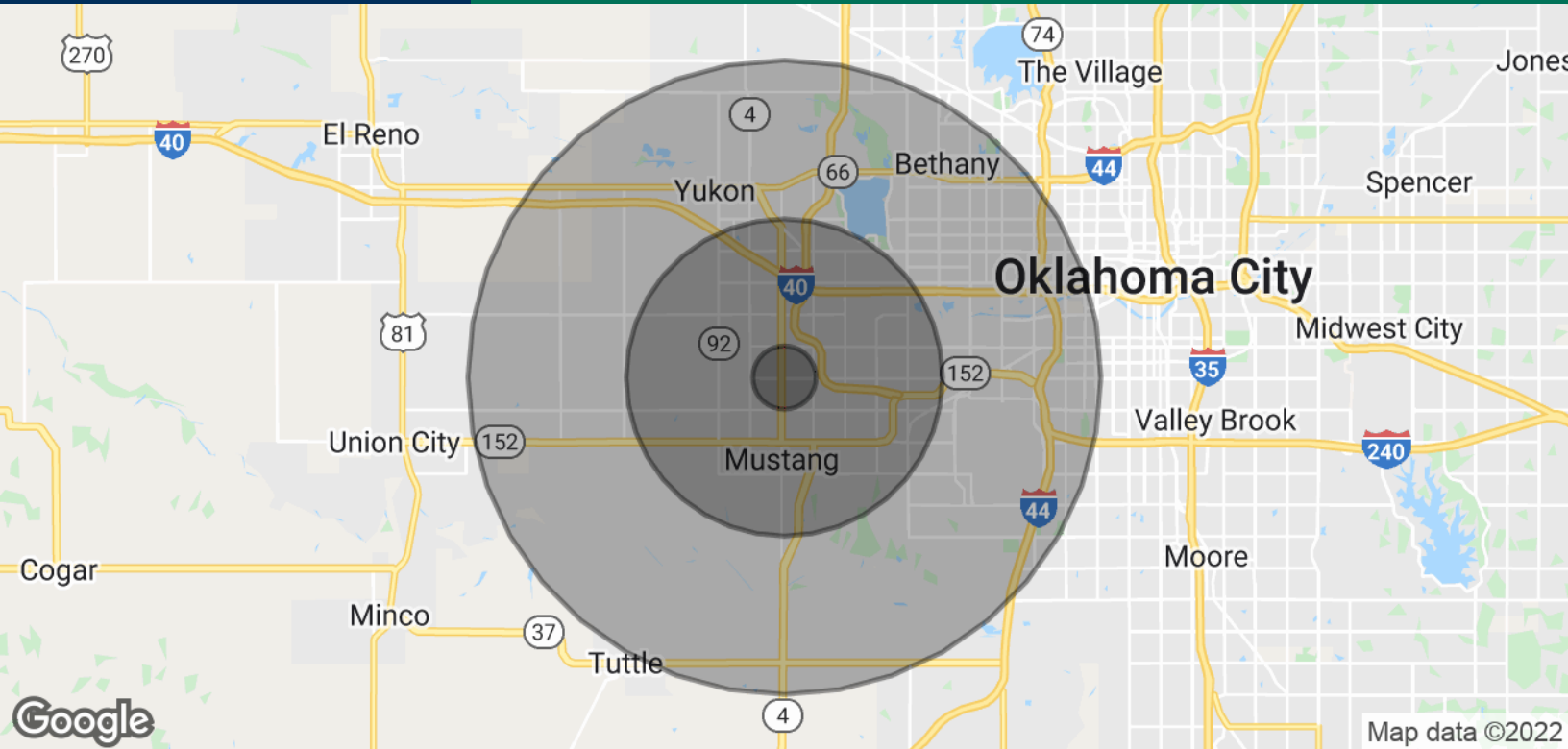
11.7 acres +/- ready to develop land.

Fast growing market with a brand new Casey's General Stores coming soon on the hard corner.

Zoning is conducive for Retail/Mixed Use Development, Storage Facility, Fast Food concept and much more!

PROPERTY HIGHLIGHTS

- All utilities are in place
- Tract 2 - \$3.00 psf | 3.7 acres MOL - Zoned: Storage Facility/PUD
Seller can provide easement access if needed
- Tract 3 & 4 combined - \$5.00 psf | 8 acres MOL - Zoned: C-3



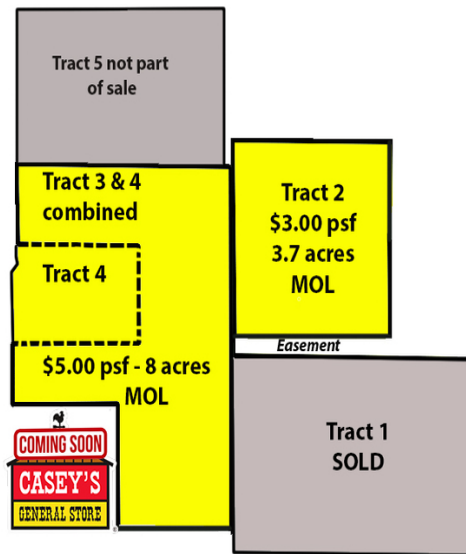
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 806 | 60,357 | 181,282 |
| Average Age | 33.7 | 34.0 | 35.3 |
| Average Age (Male) | 33.3 | 33.8 | 35.2 |
| Average Age (Female) | 35.2 | 34.3 | 36.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 328 | 22,244 | 68,087 |
| # of Persons per HH | 2.5 | 2.7 | 2.7 |
| Average HH Income | \$69,950 | \$74,237 | \$62,692 |
| Average House Value | \$254,400 | \$177,449 | \$148,428 |

* Demographic data derived from 2010 US Census



ROSHA WOOD
405.239.1219
rwood@pricedwards.com
pricedwards.com