



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	20 Acres
Price / Acre:	\$100,000

020221

PROPERTY OVERVIEW

20 acres +/- ready to develop land.

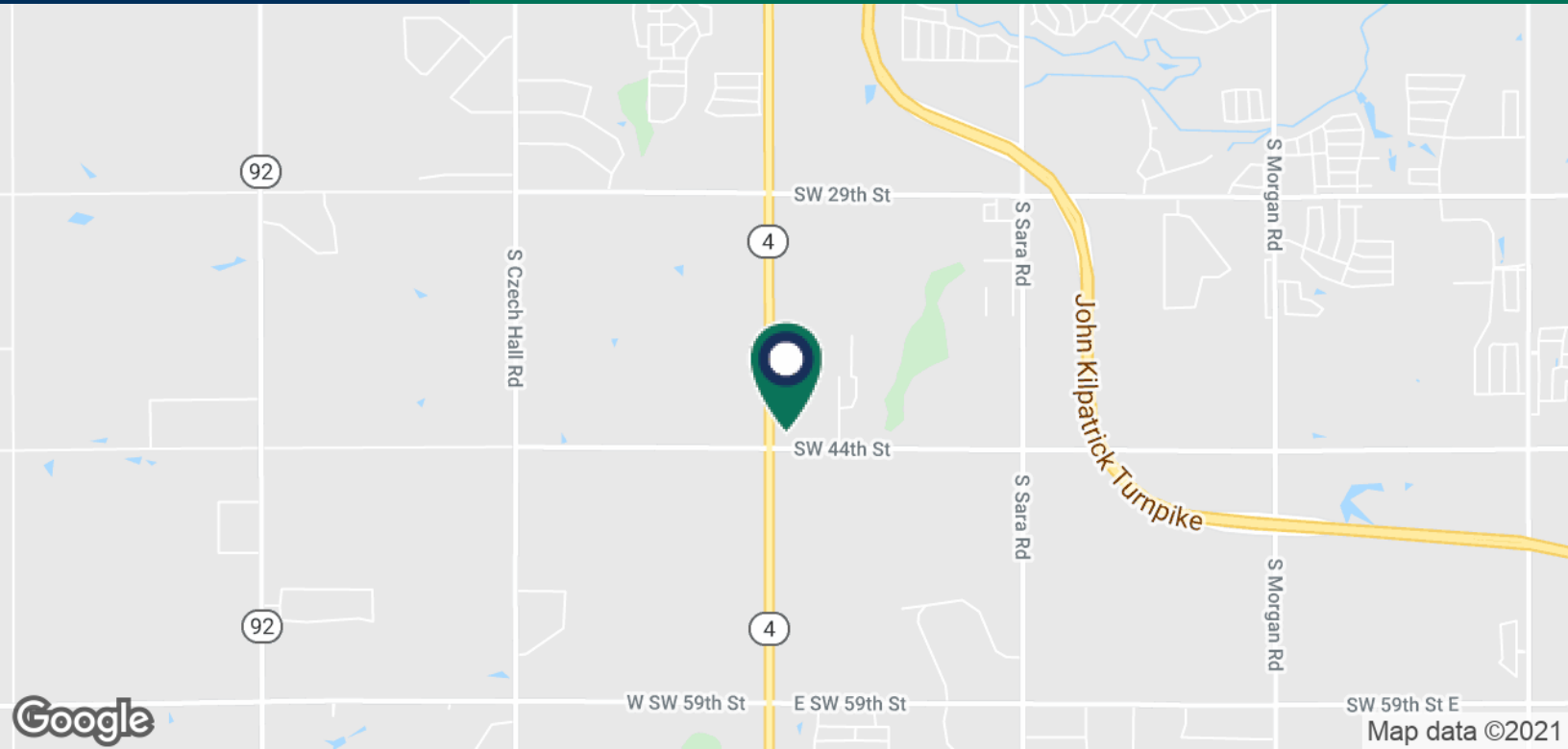
Fast growing market with a brand new Casey's General Stores across the street. This is the last hard corner on this intersection and will not last long!

Asking price is \$2mm - Zoning is conducive for Retail/Mixed Use Development, Storage Facility, Fast Food concept and much more!

PROPERTY HIGHLIGHTS

- All utilities are in place

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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*

TRAFFIC COUNTS

S Mustang Rd	north	south	23,586 22,939
SW 44th St	east	west	4,009 2,539