



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	15.6 Acres
Price / Acre:	\$19,167

PROPERTY OVERVIEW

FOR SALE: Development opportunity on 15.6 acres with frontage on State Route 125. Access to all utilities. Zoning available for multiple uses; Industrial, multi-family, single family. Directly across from East Fork State Park in fast growing area.

PROPERTY HIGHLIGHTS

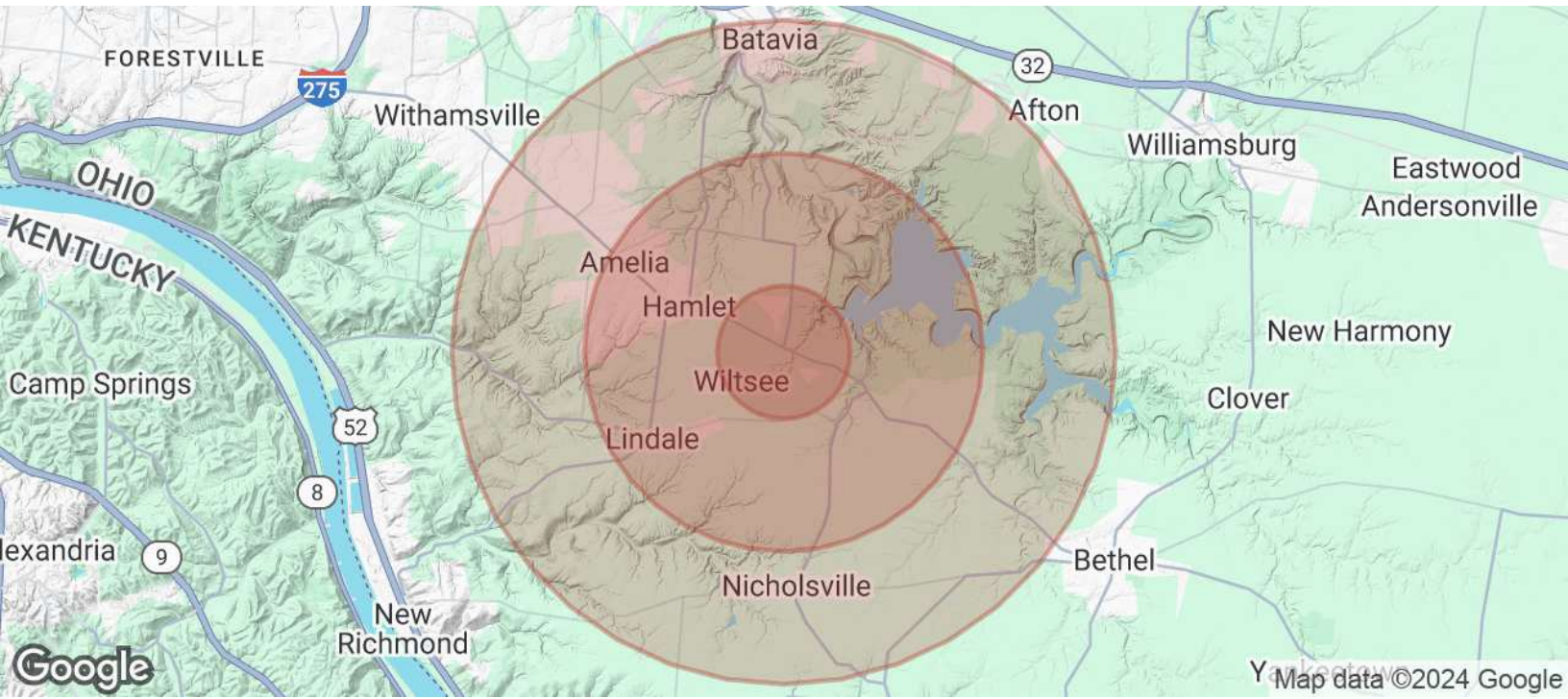
- State Route 125 frontage - 420 ft.
- Best uses - Commercial/Business, Industrial, Recreational
- Available utilities: electricity, natural gas, sewer, water
- Easily accessible to Kroger and other shopping.





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LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,204	13,353	38,083
Average Age	40.1	36.9	38.6
Average Age (Male)	37.5	35.7	37.6
Average Age (Female)	41.8	37.3	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	581	5,428	15,087
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$54,088	\$72,250	\$77,047
Average House Value	\$127,423	\$152,234	\$162,740

2020 American Community Survey (ACS)