

**PREMIER DEVELOPMENT LAND
FOR SALE**



W Florence (E 111th St S) - 4,100 VPD

S Elm (S 161st E Ave) - 18,400 VPD

**±3.02
Acres**

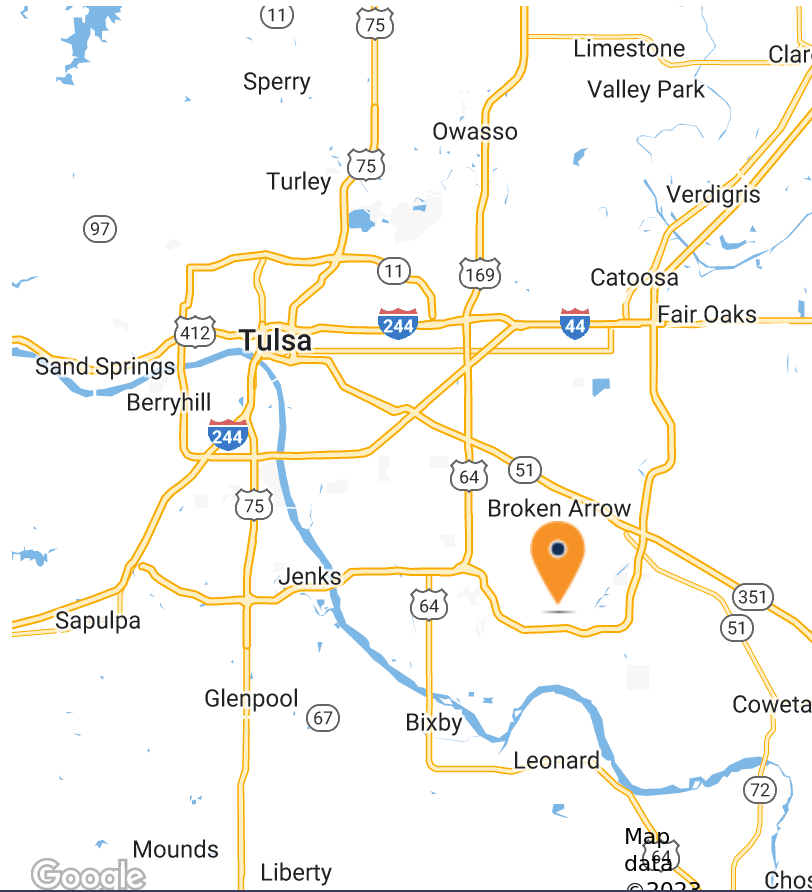
PROPERTY HIGHLIGHTS

- ±3.02 Acres of prime development land available for purchase
- Total of two (2) pad sites per preliminary plat, will consider sale of individual lots
- Frontage on S. Elm (161st E Ave) with quick access to the Creek Turnpike
- Preliminary Plat, PUD and Conceptual Improvements Plan available for review
- Currently approved for CN (commercial neighborhood) zoning, subject to final plat approval/completion

OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	±131,551 SF (3.02 Acres)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,602	15,861	34,668
Total Population	6,738	42,279	94,998

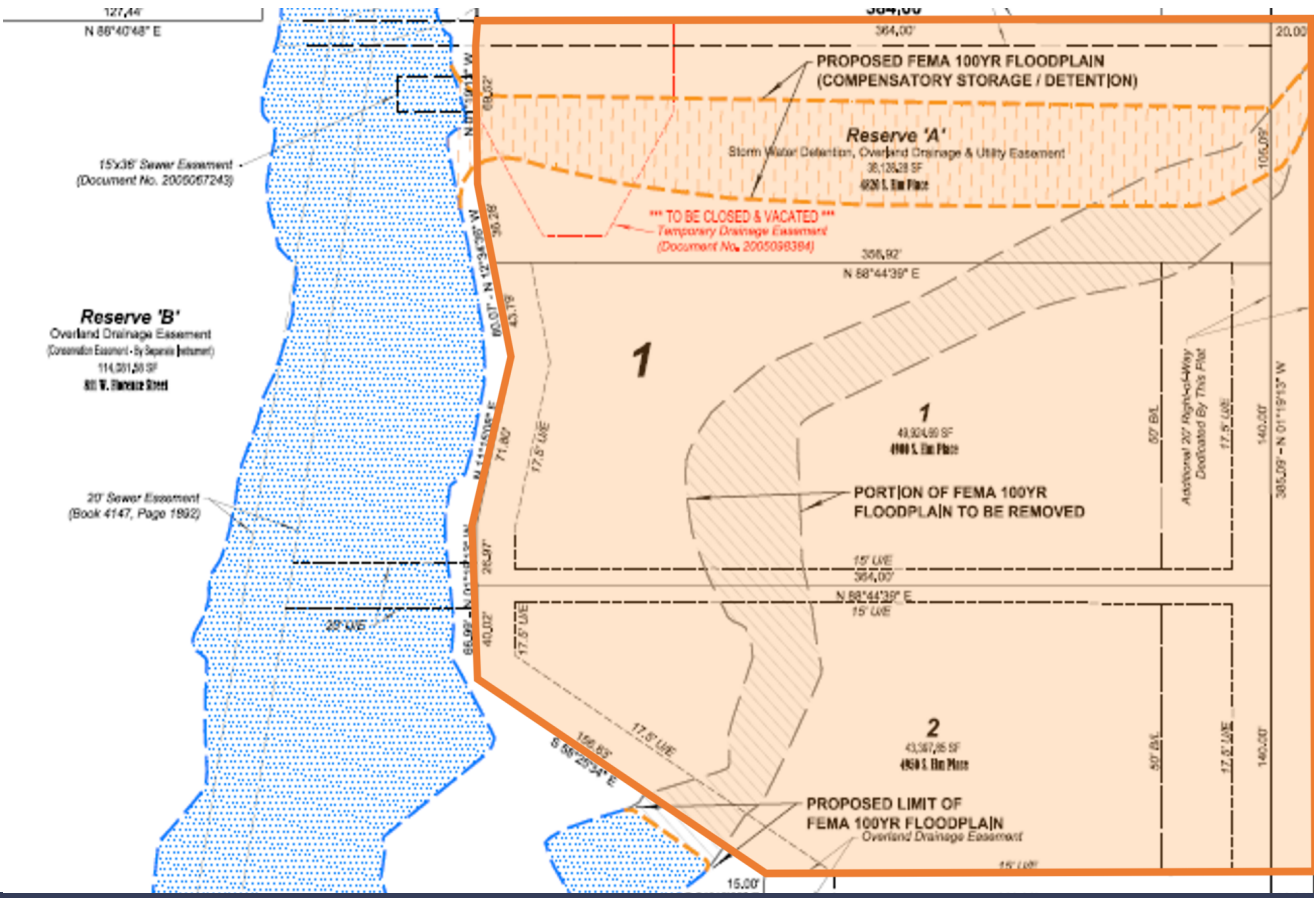


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