



PROPERTY DESCRIPTION

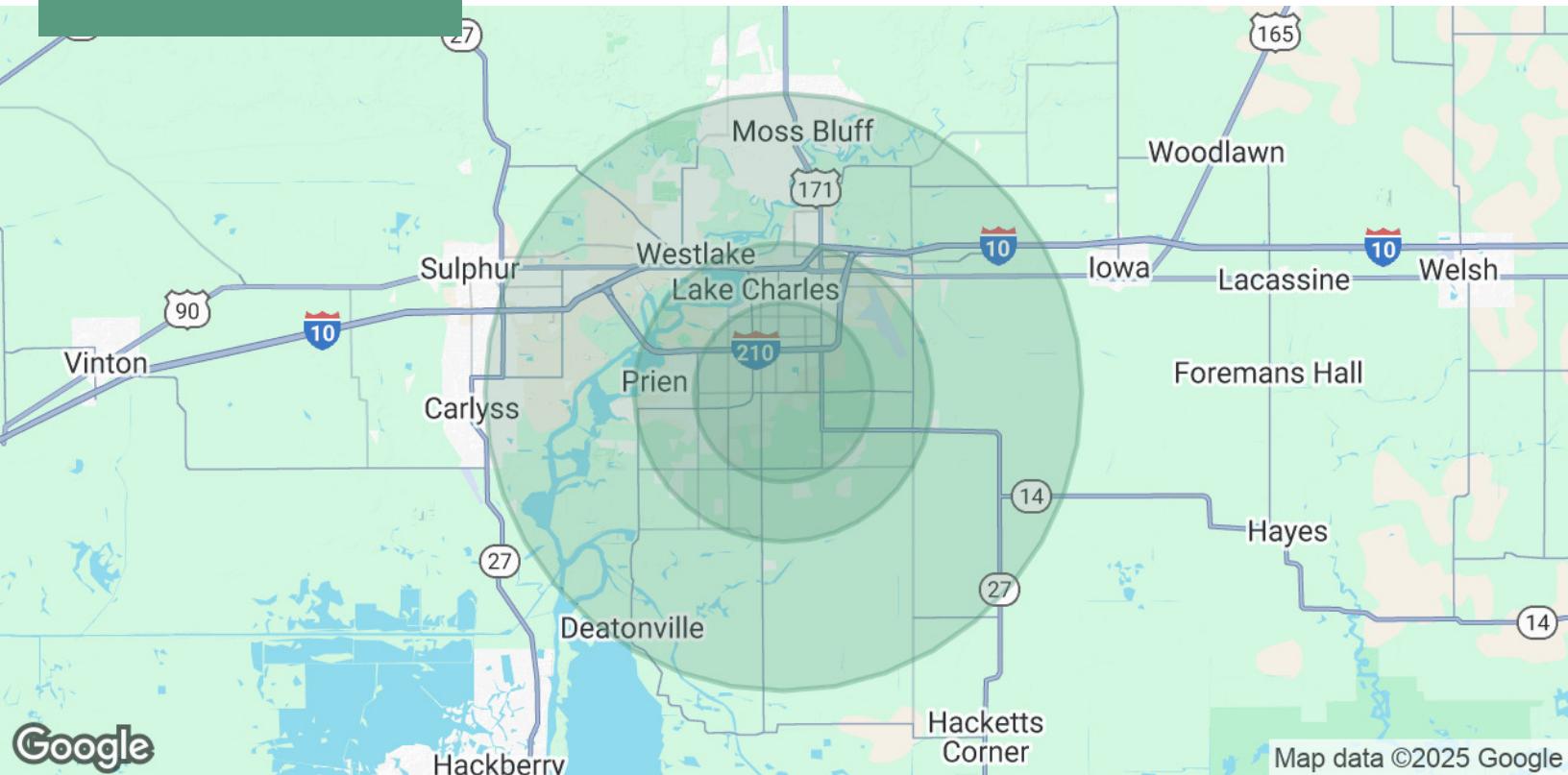
Great development opportunity with unique quality-of-life aspects. South Beach Volleyball and Pickleball complex is Available! 5 minutes from MorganField, this property offers tons of parking and flexible development options. Purchaser could pursue expansion of the sports complex, a multi-family development, and a quick-serve restaurant pad on McNeese Street.

The facility includes 9 sand volleyball courts, 4 pickleball courts, viewing areas, a clubhouse and bar. Additionally, there is +/- 2.8 acres for expansion or development north, and a +/- 15,200 sf outparcel pad on McNeese. With over 20,000 VPD, this east McNeese Street property is a great development opportunity.

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	+/-. 7.96 Acres
Zoned:	Mixed Use

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,922	36,407	57,737
Total Population	54,464	91,023	147,354
Average HH Income	\$76,661	\$80,583	\$88,840



POPULATION

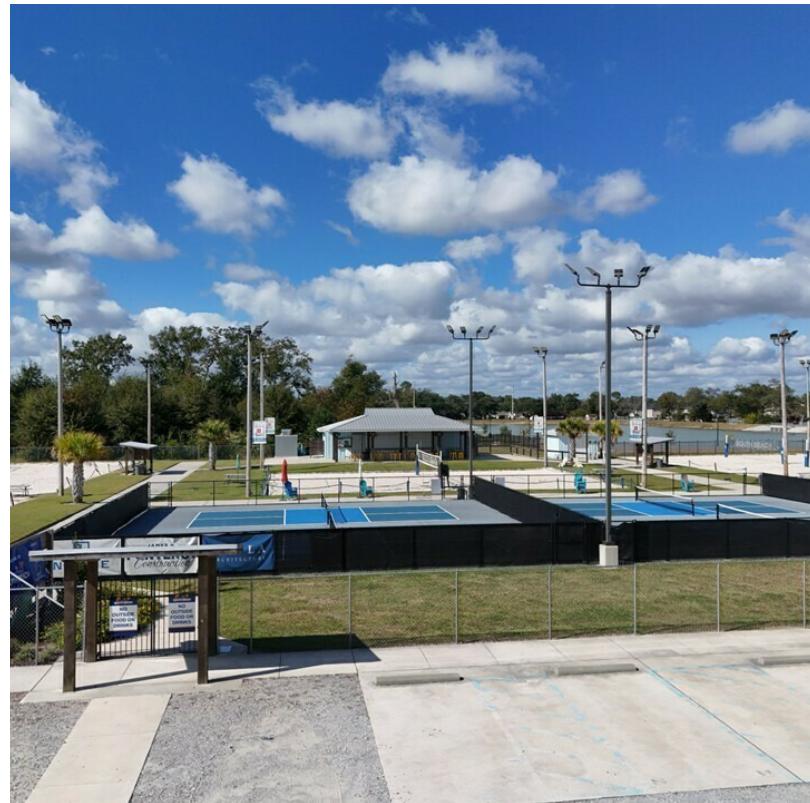
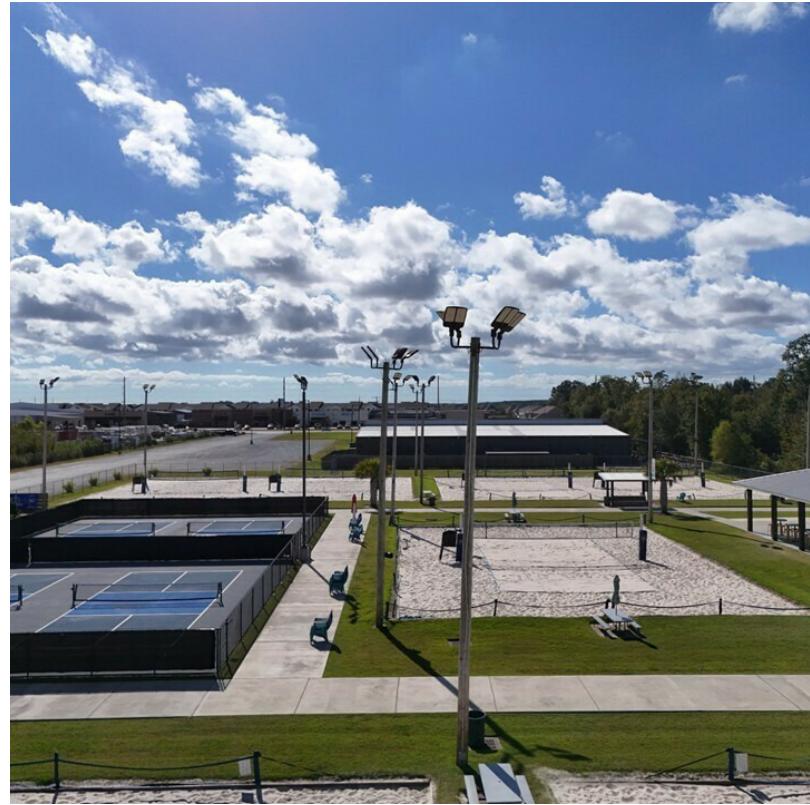
	3 MILES	5 MILES	10 MILES
Total Population	54,464	91,023	147,354
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	21,922	36,407	57,737
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$76,661	\$80,583	\$88,840
Average House Value	\$234,175	\$255,750	\$273,104

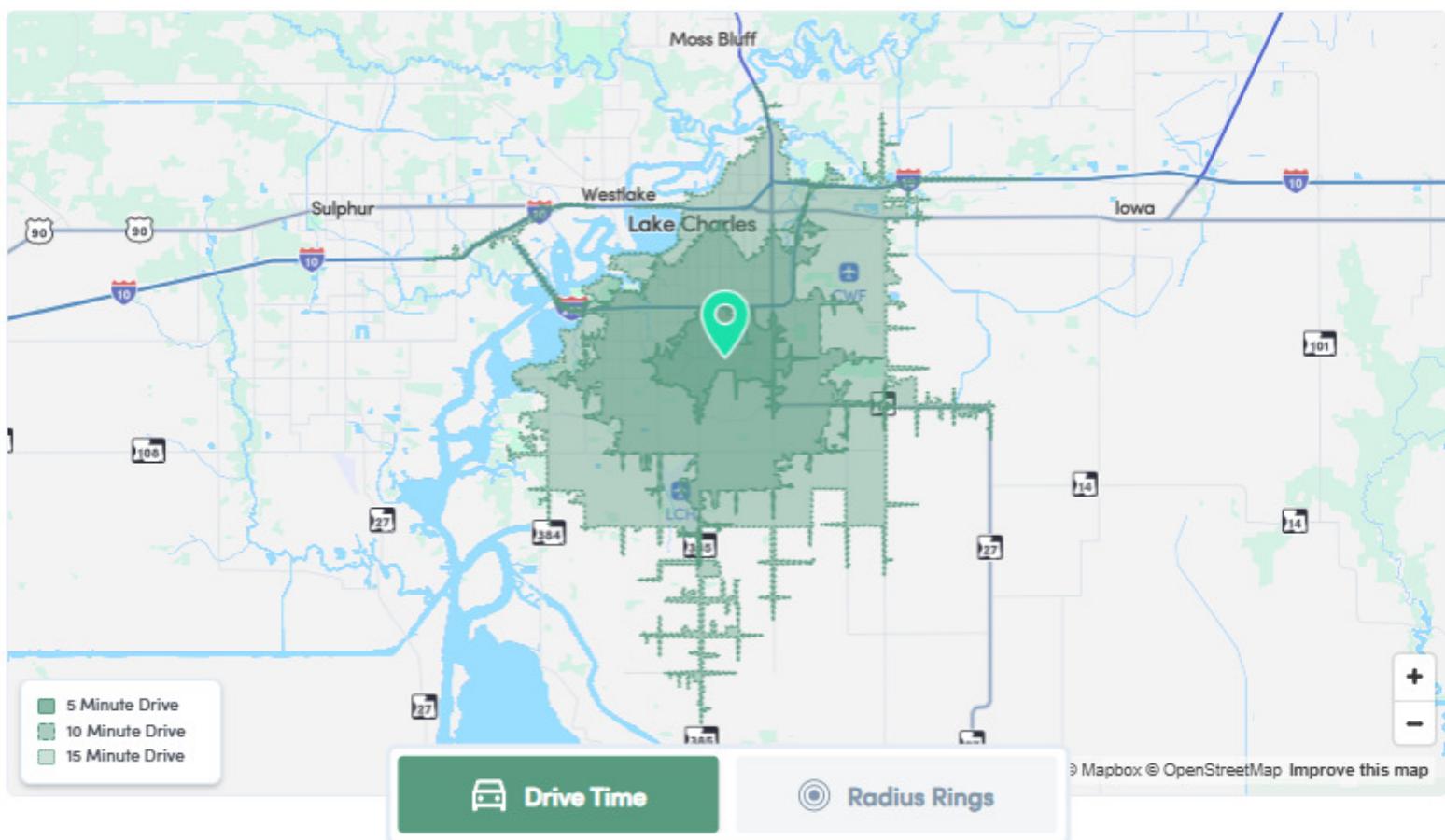
Demographics data derived from AlphaMap













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