

RESIDENTIAL DEVELOPMENT LAND FOR SALE



PROPERTY DETAILS

Number of Lots	7
Total Lot Size	5.41 AC
Zoning	RG-26 (1-4 units/structure)

LOT BREAKDOWN

OUTLOT A (Parcel 011616519)	0.32 AC
LOT 2 (Parcel 011616514)	0.4339 AC
LOT 5 (Parcel 011616517)	1.12 AC
LOT 4 (Parcel 011616516)	1.75 AC
OUTLOT F (Parcel 011616524)	1.11 AC
OUTLOT D (Parcel 011616522)	0.20 AC
OUTLOT E (Parcel 011616523)	0.48 AC

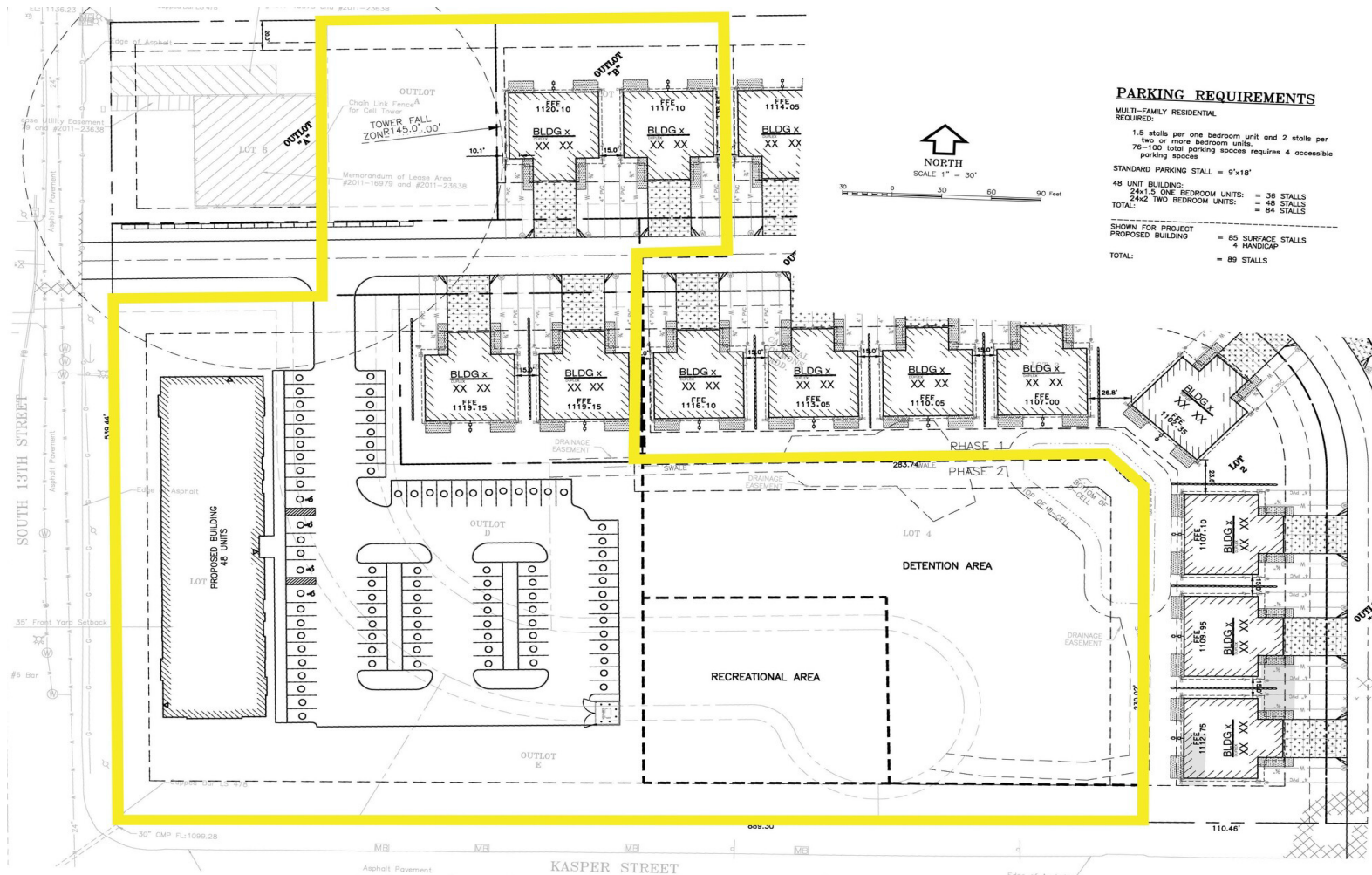
PROPERTY HIGHLIGHTS

- Option 1: 48-Unit Apartment Complex (24 1 Beds & 24 2 Beds) + 4 Duplexes
- Option 2: 13 Duplexes (26 units) | Each 2 Bed, 1 Bath at 1,034 SF
- TIF Redevelopment Agreement drafted and presented to the city (has not been executed)
- Survey and Phase I Environmental Site Assessment available upon request
- Surrounding infrastructure in place from Phase I of duplex development (utilities, roads, etc.)
- Development ready with moderate grading and dirt work required.
- Seller reviewed the grades and a retaining wall along Kasper Street is not necessary

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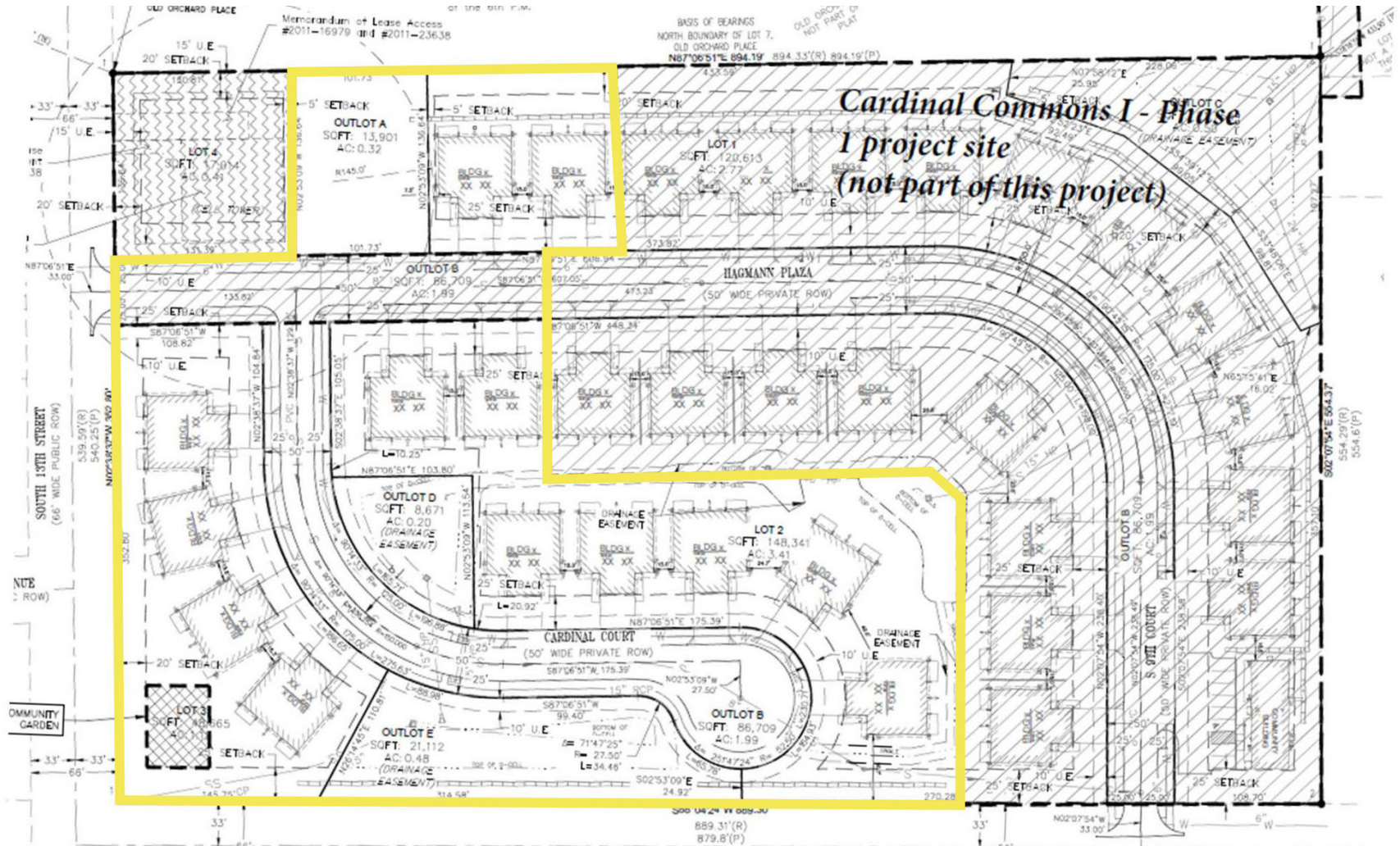


PROPOSED SITE PLAN: 48-UNIT APARTMENT BUILDING & 4 DUPLEXES

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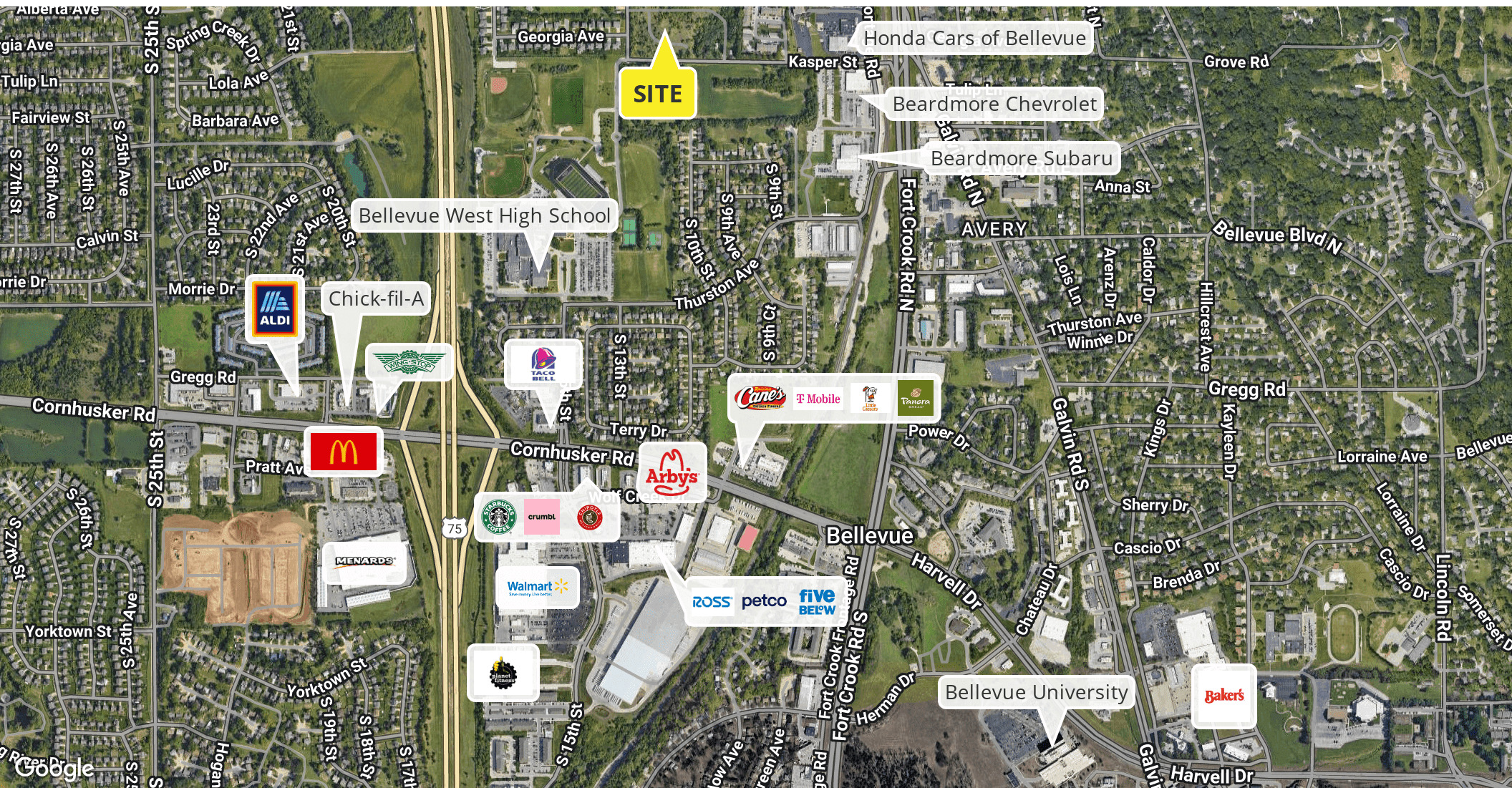
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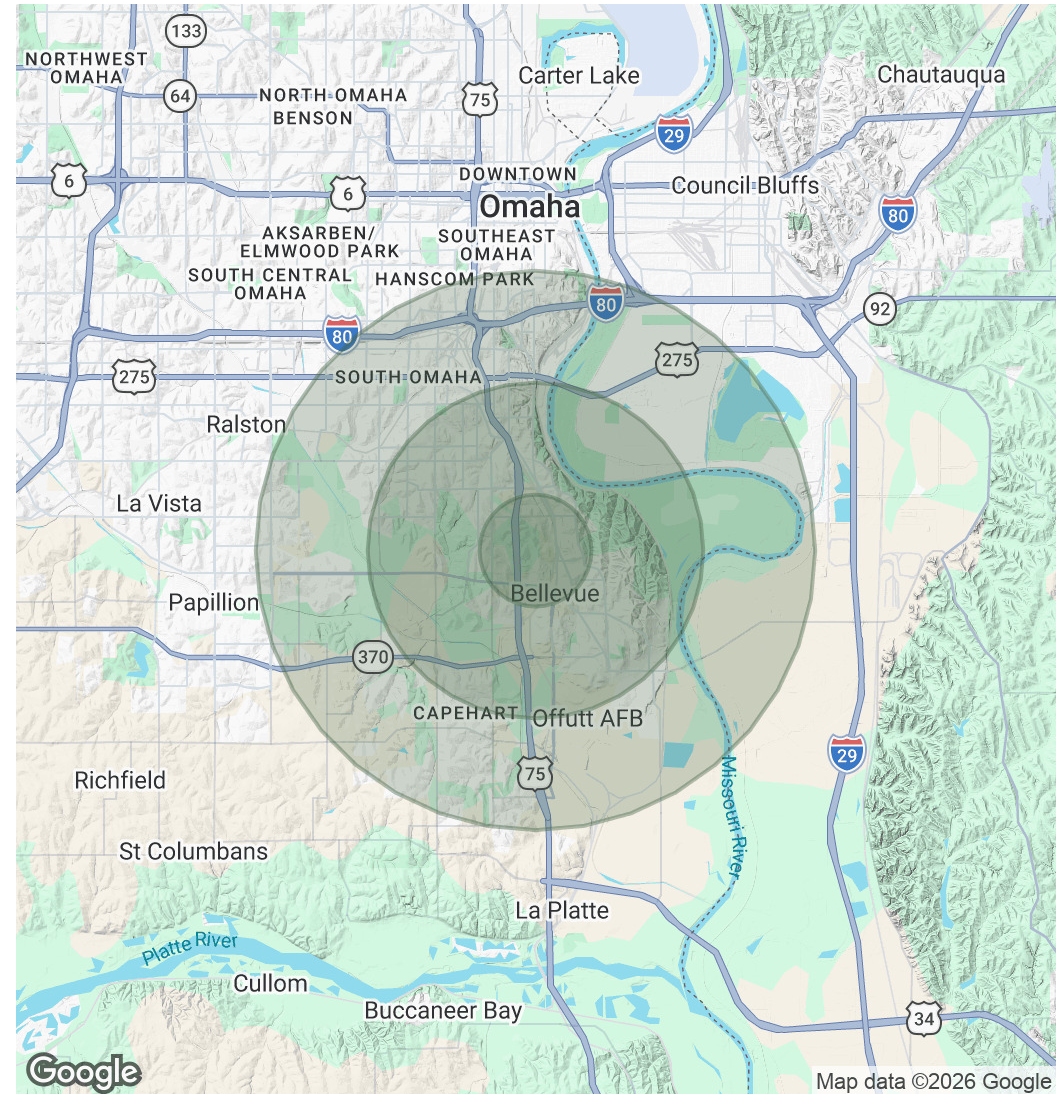
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RESIDENTIAL DEVELOPMENT LAND FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,755	60,013	155,483
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,230	22,109	56,012
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$95,659	\$82,455	\$90,531
Average House Value	\$300,994	\$238,788	\$247,359

Demographics data derived from AlphaMap



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