

LISTING SUMMARY



Land	92,643 SF
Building Area	0 SF

Line	Land use	Units	Unit Type	Size Factor	Site Factor	App O/R Factor	App O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003-Land Neighborhood Section 3 4300-General Commercial Vacant	SF	92,643	1.00	Market Value Land		-	1.00	Pending	Pending	Pending
					1.00	1.00					

INVESTMENT HIGHLIGHTS



- 2+ Acres Corner lot
- Area with lots of potential
- 0.3 mile off high way
- Opportunity Zone
- Flood Zone X
- Very Rear find with city limit
- Next to a major multi family project, which is finished and picture provide
- Residential or commercial use
- Great location at the intersection of 69 and 610



Neighborhood
Shopping Center



Near-Term Upside
Opportunity



CASH FLOW
OPPORTUNITY

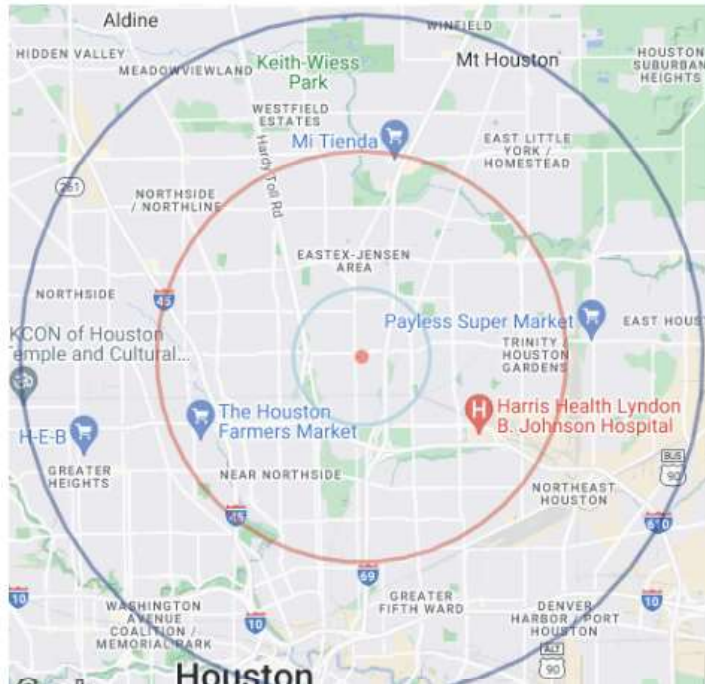
AREA AMENITIES



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,611	120,465	324,088
2010 Population	13,434	114,141	318,608
2023 Population	13,331	112,884	337,221
2028 Population	13,191	112,354	347,300
2023-2028 Growth Rate	-0.21 %	-0.09 %	0.59 %
2023 Daytime Population	11,025	105,650	361,798

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,017	8,191	19,986
\$15000-24999	711	5,293	13,567
\$25000-34999	664	4,926	12,842
\$35000-49999	740	5,415	15,056
\$50000-74999	687	5,882	17,319
\$75000-99999	342	3,405	11,238
\$100000-149999	149	3,491	12,544
\$150000-199999	55	973	6,038
\$200000 or greater	29	826	11,355
Median HH Income	\$ 31,380	\$ 36,632	\$ 48,094
Average HH Income	\$ 43,693	\$ 56,299	\$ 87,826



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,169	37,394	100,240
2010 Total Households	4,237	35,983	101,973
2023 Total Households	4,393	38,405	119,945
2028 Total Households	4,389	38,636	125,978
2023 Average Household Size	3.02	2.93	2.72
2023 Owner Occupied Housing	1,971	19,539	61,713
2028 Owner Occupied Housing	2,034	20,094	64,338
2023 Renter Occupied Housing	2,422	18,866	58,232
2028 Renter Occupied Housing	2,355	18,542	61,640
2023 Vacant Housing	477	4,280	13,845
2023 Total Housing	4,870	42,685	133,790