

Executive Summary



OFFERING SUMMARY

Sale Price:	\$60,000 - \$330,000
Available SF:	
Lot Size:	21.23 Acres
Zoning:	PUD

PROPERTY OVERVIEW

Residential Lots for sale
 6 lots deeded and surveyed. (1 lakefront 5 interior)
 13 Lots Non Deeded but surveyed (6 lakefront, 7 interior)
 Water available at the road and Septic
 Gated neighborhood.
 On 100 Acre Lake Lyall (45' Deep)

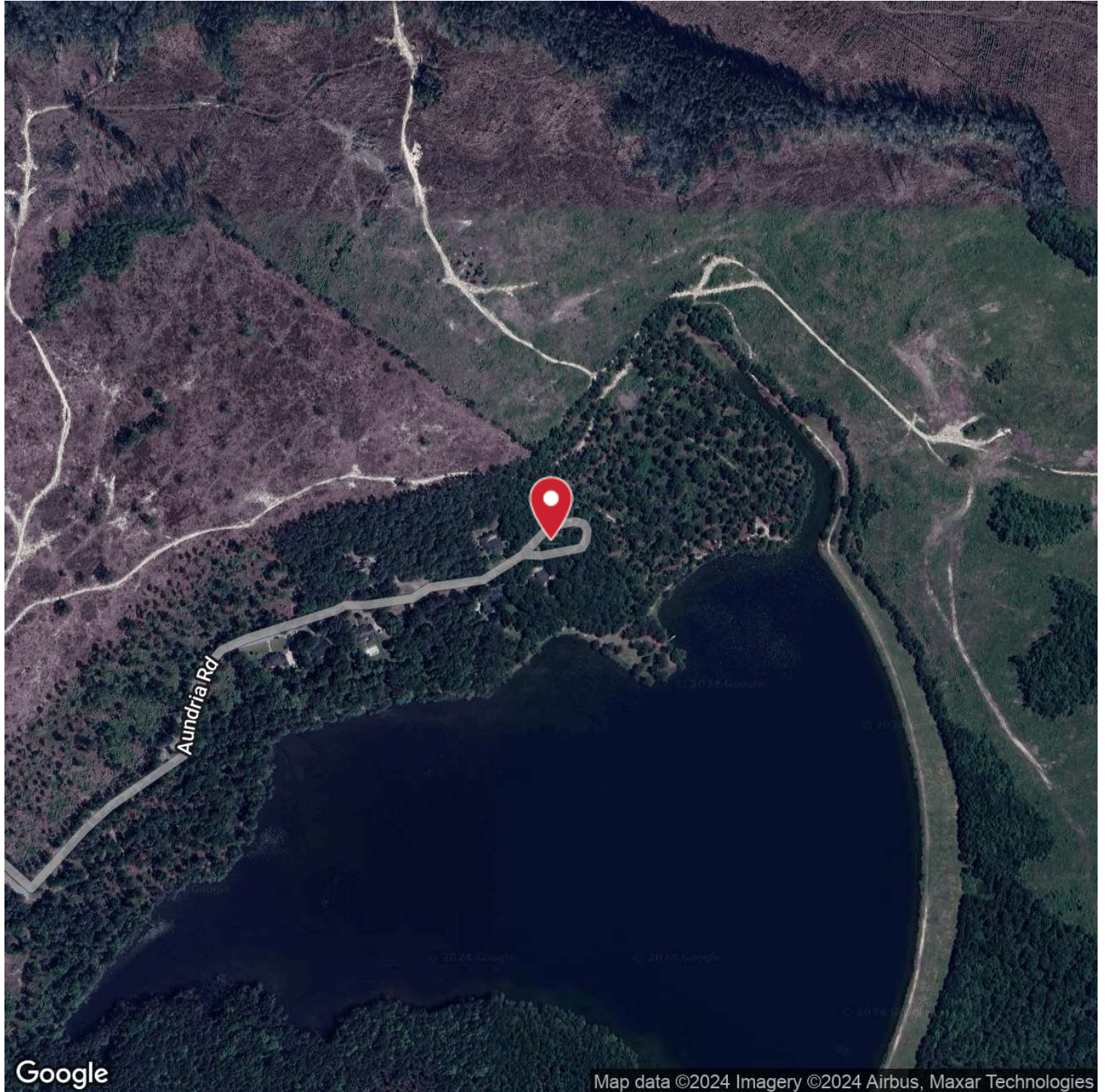
PROPERTY HIGHLIGHTS

FRONT SETBACKS- 20'-40'
SIDE SETBACK - 25'
REAR SETBACKS - 120'
MINIMUM SQFT 2350
ARB APPOINTED BY OWNER

BRADHAM WILDER
 803.309.4709
 BRADHAM@ERAWILDERREALTY.COM



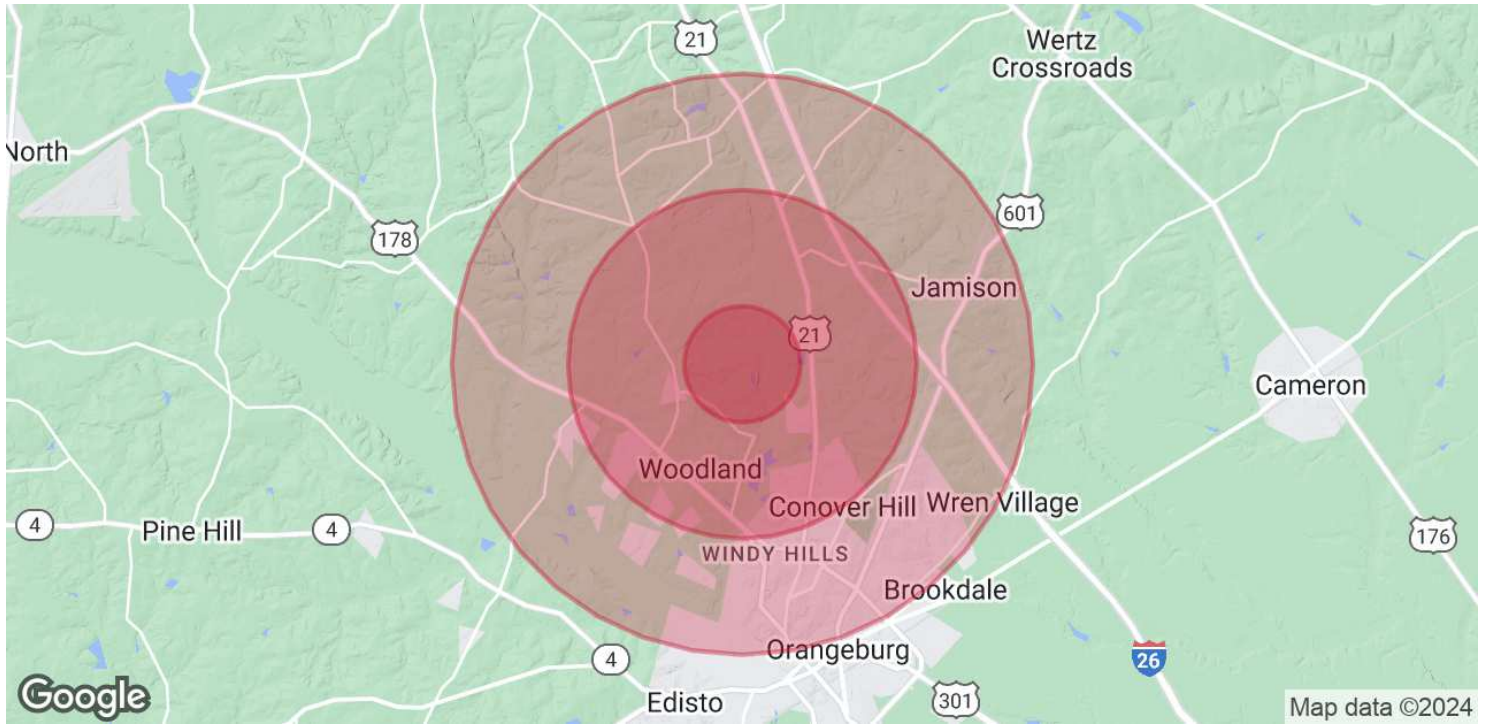
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	493	8,464	25,683
Average Age	43.2	38.8	37.0
Average Age (Male)	37.4	33.9	34.6
Average Age (Female)	42.2	41.1	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	239	3,800	11,706
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$52,461	\$57,670	\$47,521
Average House Value	\$151,577	\$154,662	\$124,621

2020 American Community Survey (ACS)

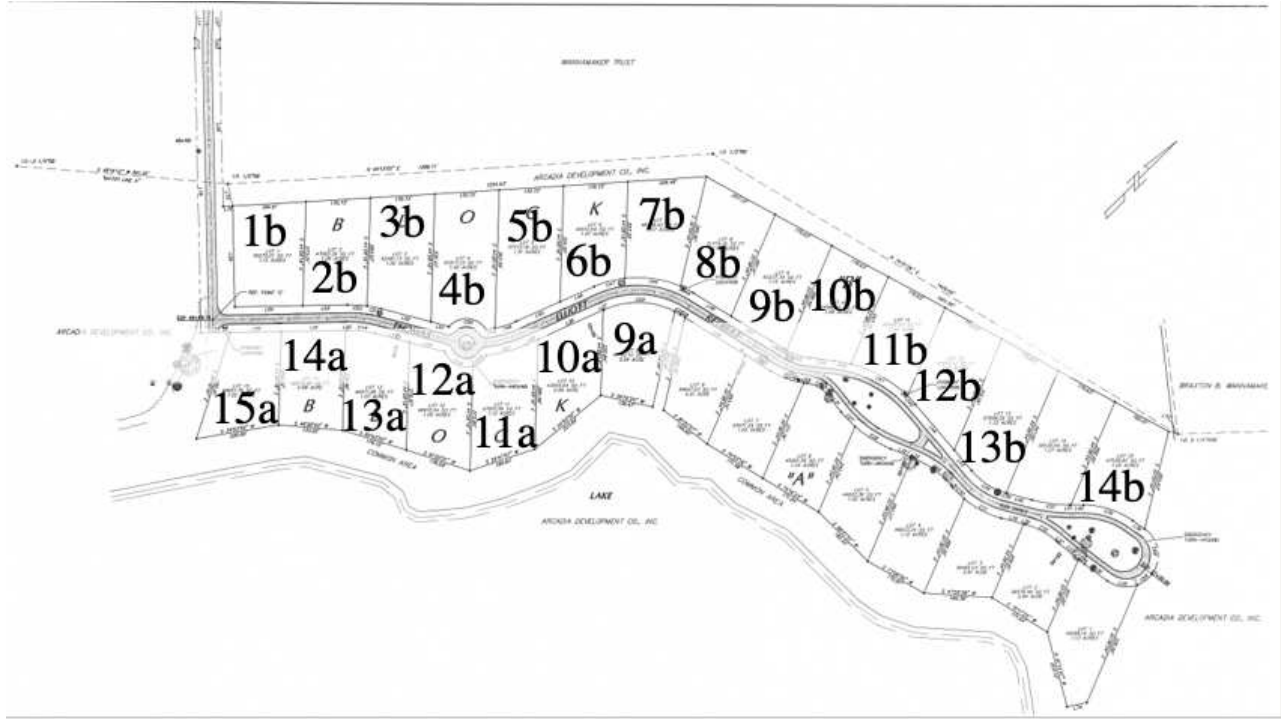
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Land Lots



OF LOTS 19 | TOTAL LOT SIZE 0.98 - 6.08 ACRES | TOTAL LOT PRICE \$60,000 - \$330,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	10A	Doc Elliot Retr	0150-06-00-016-000	Residential	0.98 Acres	\$75,000	PUD
Available	8B	165 Doc Elliot Retr	00150-06-00-010-00	Residential	1.19 Acres	\$60,000	PUD
Available	9B	175 Doc Elliot Retr	00150-06-00-011-00	Residential	1.15 Acres	\$60,000	PUD
Available	10B	183 Doc Elliot Retr	00150-06-00-012-00	Residential	1.08 Acres	\$60,000	PUD
Available	12B	201 Doc Elliot Retr	00150-06-00-014-00	Office	1.1 Acres	\$60,000	PUD
Available	13B	209 Doc Elliot Retr	00150-06-00-015-00	Residential	1.67 Acres	\$60,000	PUD
Available	Cluster 3A	6b, 7b, 9a, 11a		Residential	4.18 Acres	\$270,000	PUD
Available	Cluster 3B	3b, 4b, 5b, 12a, 13a		Residential	6.08 Acres	\$330,000	PUD
Available	Cluster 3C	1b, 2b, 14a, 15a		Residential	4.23 Acres	\$270,000	PUD

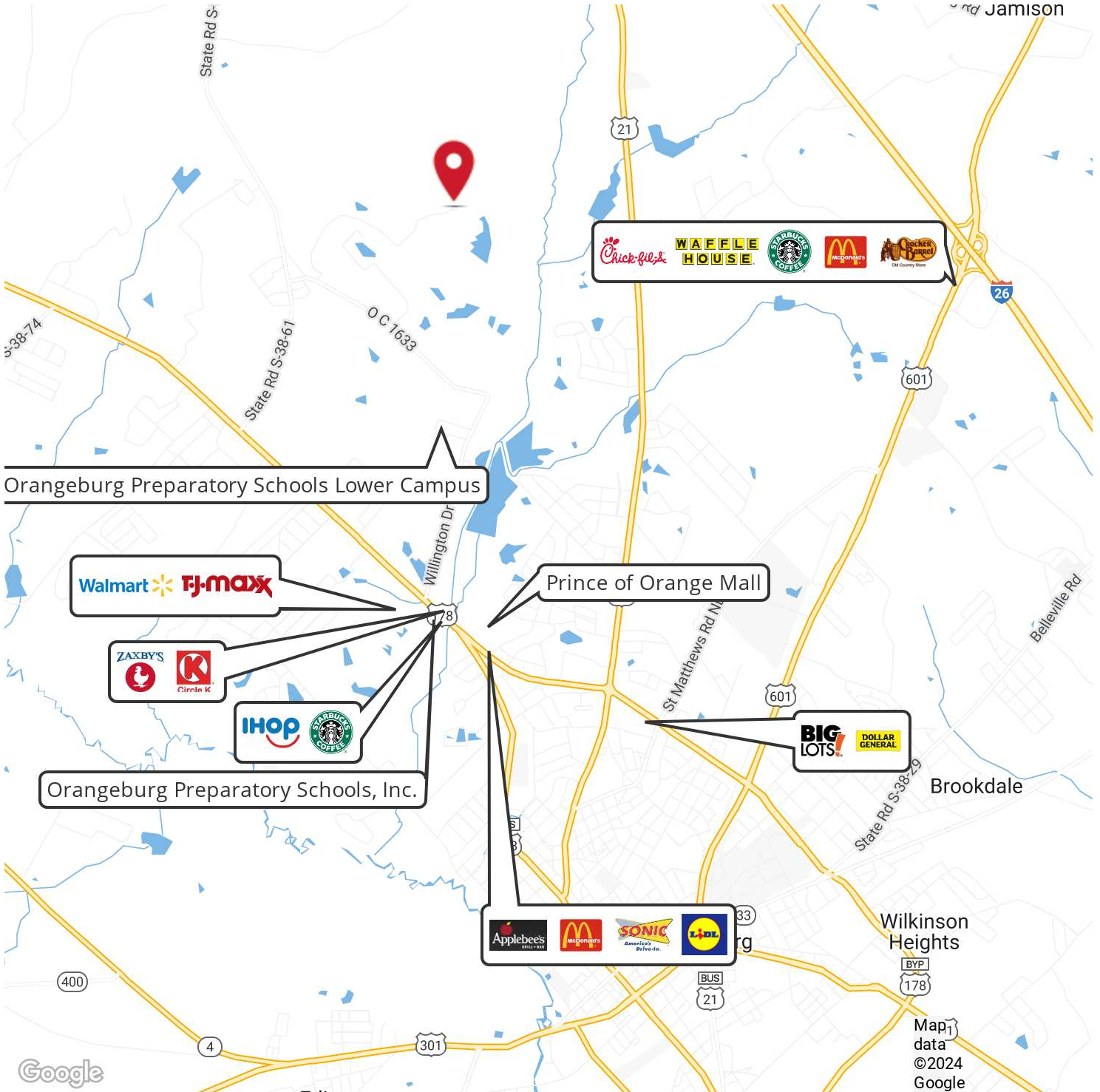
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Retailer Map



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