

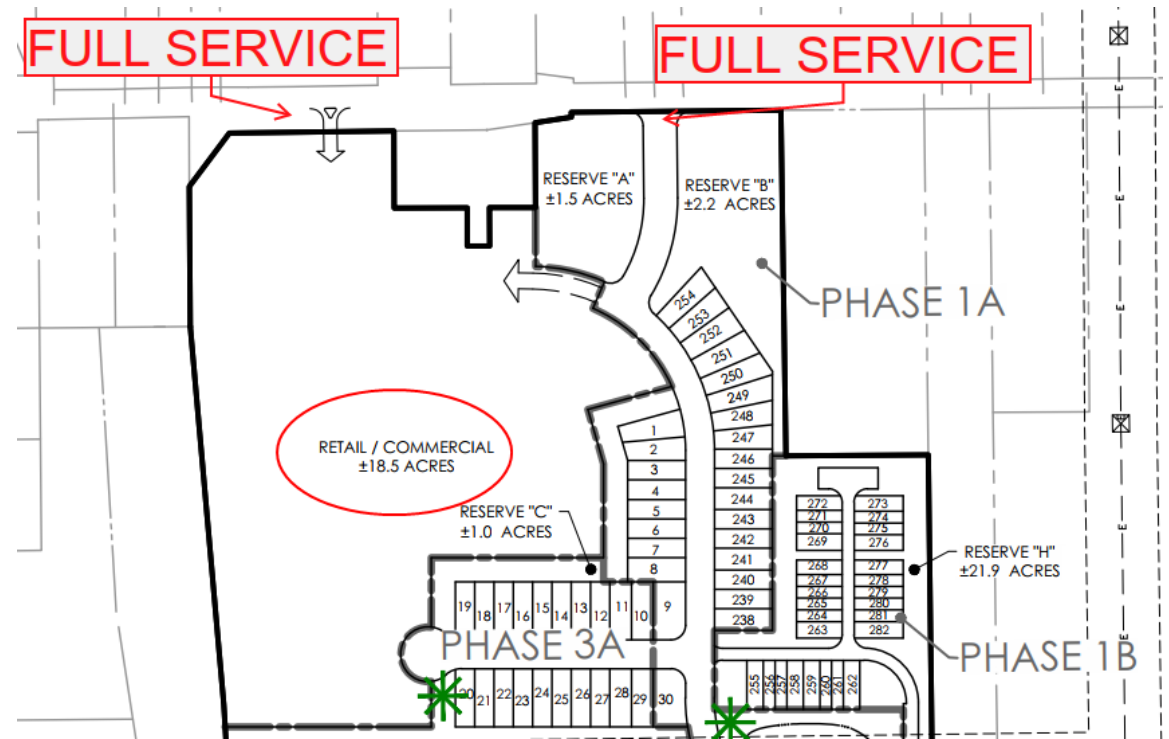
# Commercial Ground for Sale

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# Site Details

- 18.5 acres
- Two full-service access points along Clark-Shaw Rd.
- Sanitary service available mid-2025 (construction in-process)
- Planned Overlay District allows broad [commercial](#) uses(excludes gas stations)
- Entire site or out-parcels available





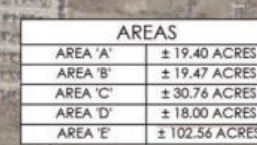
± 2.21 DU/AC NET

POWER LINE

HYATTS ROAD

COURTYARD HYATTS  
± 4.14 DU/  
NET

HYATTS CROSSING  
± 4.25  
DU/AC NET



\* POTENTIAL FIRE STATION LOCATION OPTIONS

# Demographics

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	3 mile	5 mile	10 mile
2010 Population	17,461	57,086	296,708
2023 Population	21,494	67,814	314,497
2028 Population Projection	24,913	78,263	343,680
Annual Growth 2010-2023	1.8%	1.4%	0.5%
Annual Growth 2023-2028	3.2%	3.1%	1.9%
Median Age	40.9	40.2	38.9
Bachelor's Degree or Higher	59%	56%	58%

# Demographics

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	<b>3 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Avg Household Income	\$173,613	\$155,911	\$140,788
Median Household Income	\$144,640	\$130,749	\$114,943
< \$25,000	432	1,634	7,873
\$25,000 - 50,000	424	2,271	12,812
\$50,000 - 75,000	539	2,292	15,970
\$75,000 - 100,000	697	2,655	13,794
\$100,000 - 125,000	718	2,247	13,415
\$125,000 - 150,000	996	3,107	12,959
\$150,000 - 200,000	981	2,973	15,236
\$200,000+	2,398	6,448	24,876

# Disclaimer

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