

Property Details

- Two prime commercial infill corners in high-traffic retail corridor
- Signalized intersection
- Predominantly level lots / all primary infrastructure in place
- Can be purchased together or separately
- Flexible PUD Zoning – click [here](#) for zoning code
- NE Quadrant – 1.77 acres / SE Quadrant – 4.63 acres
- 2025 Real Estate Taxes:
 - 1.77 acres: \$12.38
 - 4.63 acres: \$10,547.27

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1.77 ACRE SALE PRICE
~~\$1,524,024 (\$20/SF)~~ **\$1,378,822 (\$18/SF)**

4.63 ACRE SALE PRICE
~~\$2,823,559 (\$14/SF)~~ **\$2,551,287 (\$12.65/SF)**

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Aerial / Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Population	13,778	69,441	183,698
Average HH Income	\$85,903	\$103,282	\$107,048
Households	5,675	26,462	69,790

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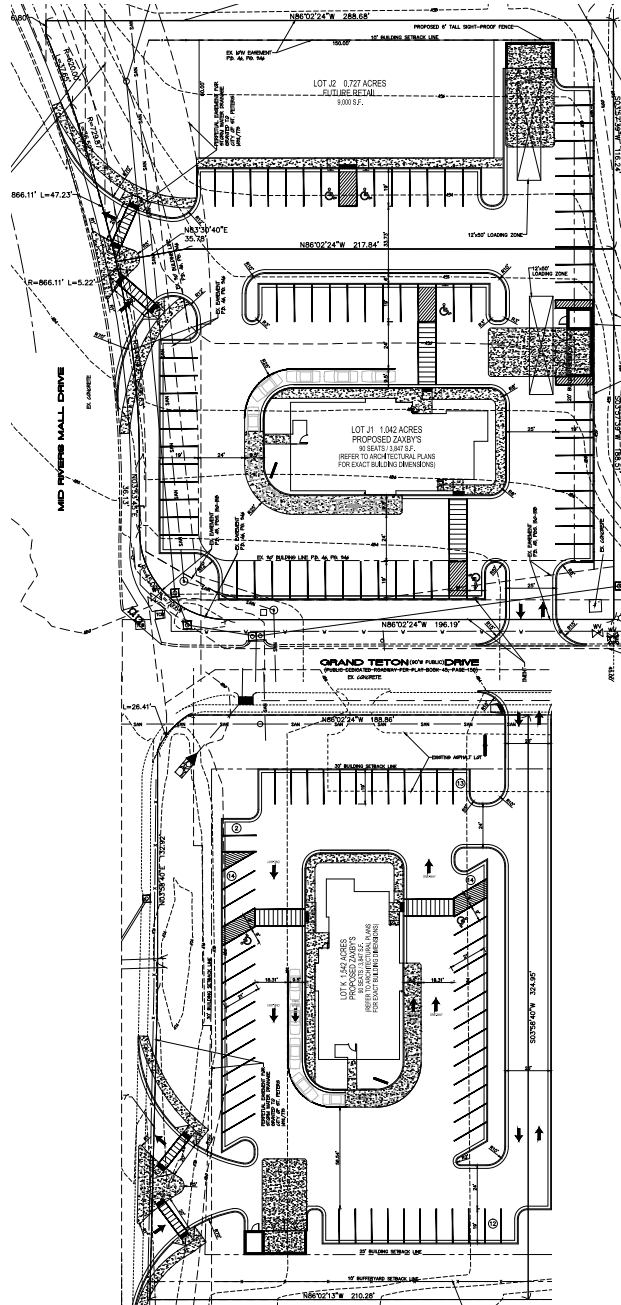
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Conceptual Plans

**NE Quadrant -
1.77 Acres**

**SE Quadrant
- 4.63 Acres
(Front Portion
only)**



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