



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	1.98 AC
Zoning:	Community Commercial

PROPERTY HIGHLIGHTS

- High visibility on east end of Oskaloosa's main corridor, Highway 92
- Excellent development opportunity with commercial frontage
- 3-year tax abatement schedule available for new development
- Less than 1 mile from Mahaska Health
- Community Commercial zoning permits a variety of uses, including but not limited to: office, multi-family, daycare, church, auto services, senior living, grocery, convenience store

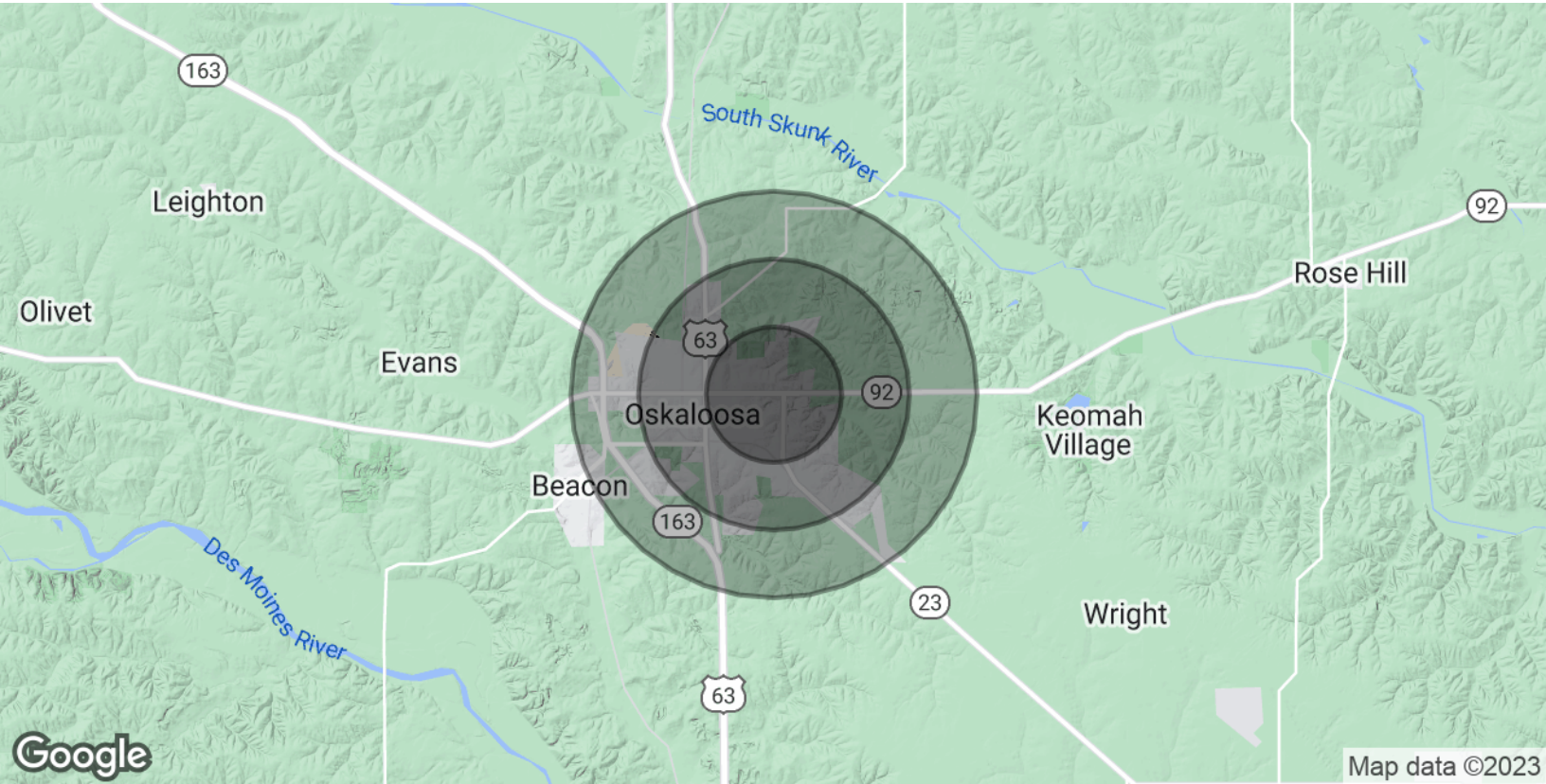


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POPULATION

1 MILE

2 MILES

3 MILES

Total Population	4,217	10,389	12,844
Average Age	34.5	33.5	35.0
Average Age (Male)	34.0	31.5	32.8
Average Age (Female)	36.4	36.0	37.7

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total Households	1,937	4,554	5,752
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$56,962	\$57,113	\$57,145
Average House Value	\$95,903	\$100,697	\$101,721

* Demographic data derived from 2020 ACS - US Census

