

For Sale

| \$1,995,000

Land



NAITahoe Sierra

3141 Highway 50 Suite B1

Lake Tahoe, CA 96150

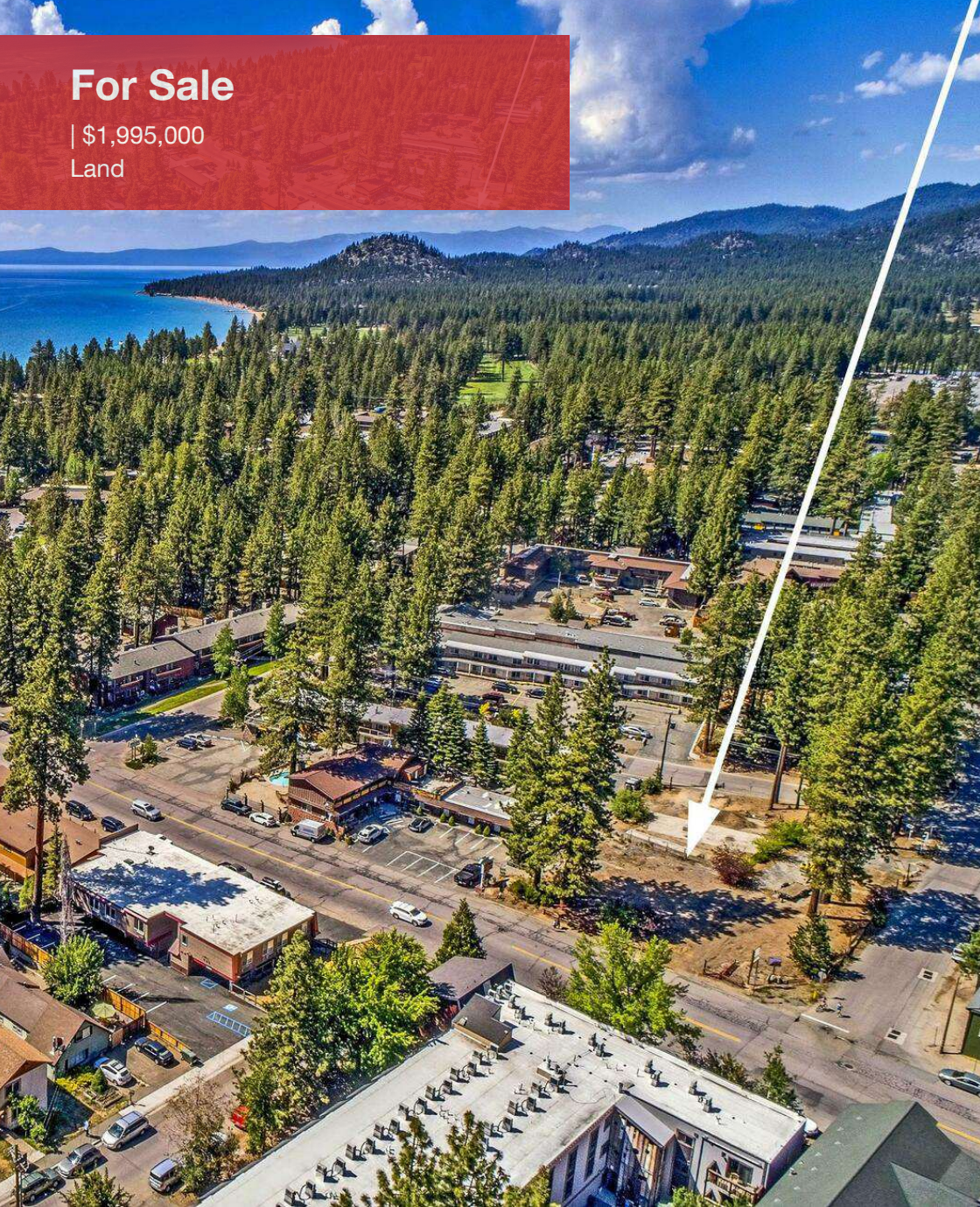
530.525.2304

naitahoesierra.com

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965 Park Ave - Land for Development

965 Park Ave, South Lake Tahoe, CA 96150

Property Highlights

- +/- 21,220 sq. ft. developable parcel in the Tourist Core Area
- 21 TAUs with +/-15,657 sq. ft. of existing coverage.
- Situated in an Opportunity Zone created by the recently passed Tax Cuts and Jobs Act on December 22, 2017
- Mixed use zoning allows for 15,657 sf total existing Class 7 coverage

Offering Summary

\$1,995,000 Sale Price	\$93.47 Price Per SF
0.49 Acres Land Size	+/-21 TAU's Development Rights

Demographics	8 Miles	80 Miles	180 Miles
Total Households	16,312	754,658	5,314,469
Total Population	36,440	1,993,910	15,064,566
Average HH Income	\$124,231	\$123,934	\$150,208

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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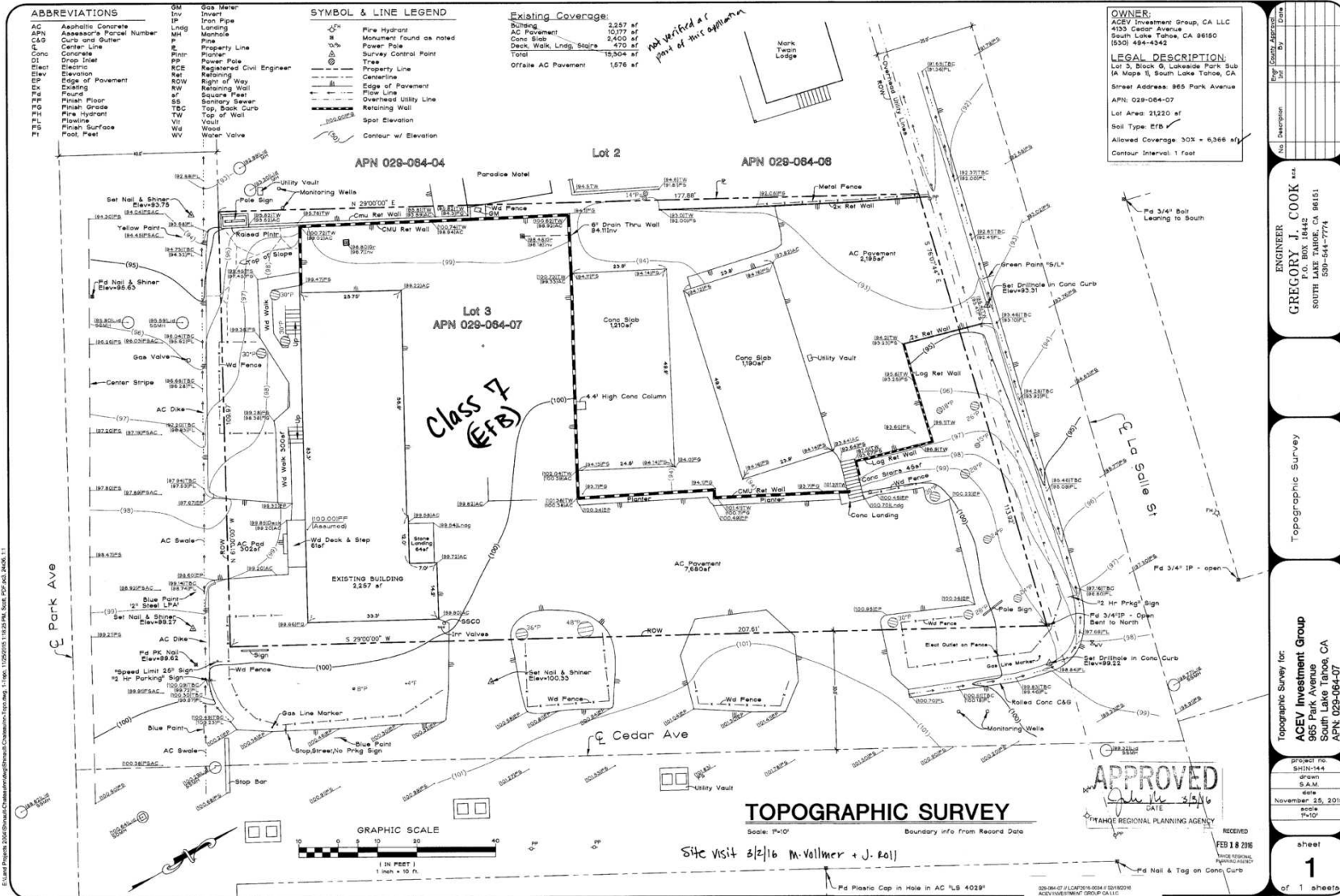
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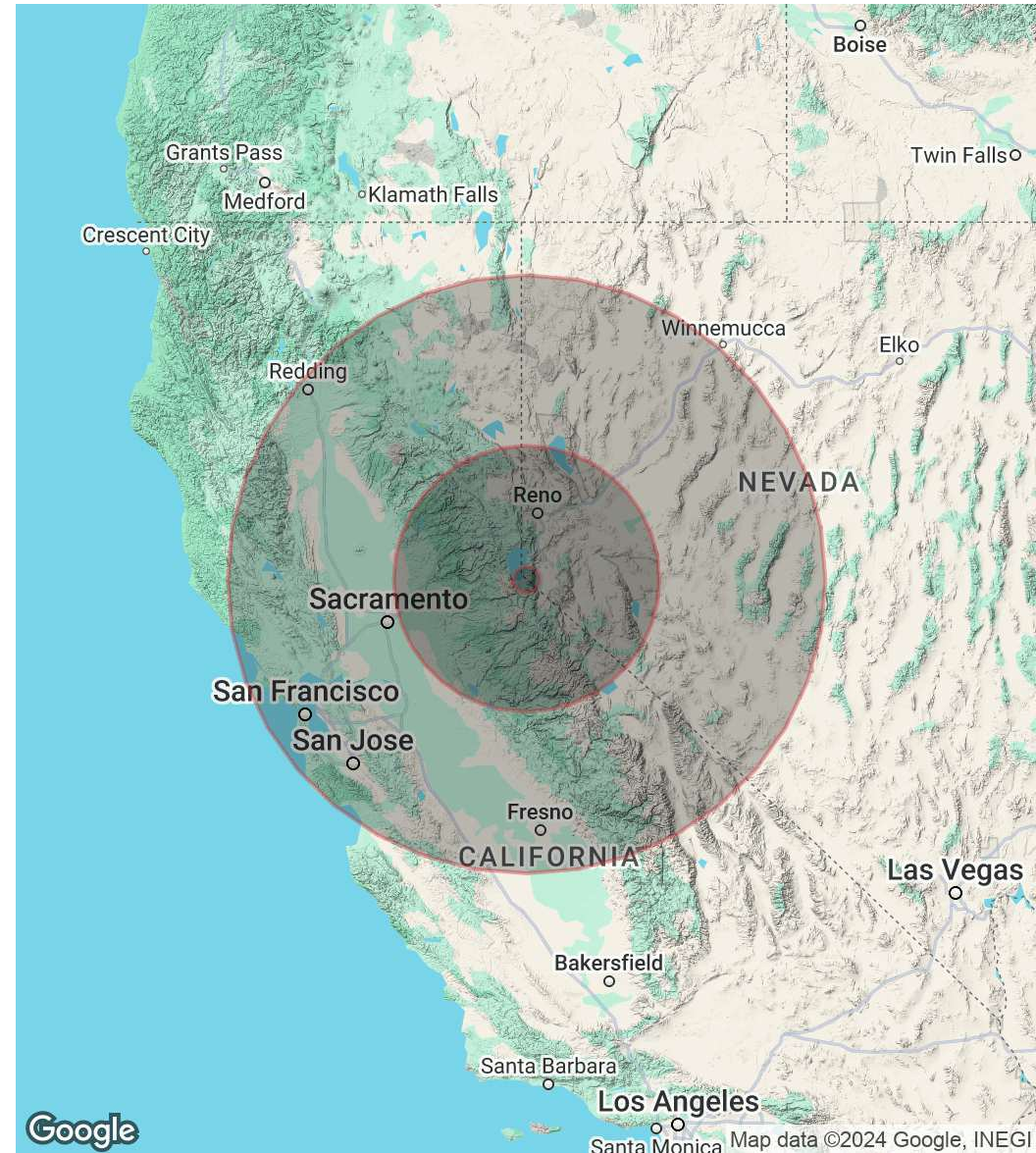
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	8 Miles	80 Miles	180 Miles
Population			
Total Population	36,440	1,993,910	15,064,566
Average Age	44	42	40
Average Age (Male)	44	42	39
Average Age (Female)	44	43	41
Households & Income			
Total Households	16,312	754,658	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$124,231	\$123,934	\$150,208
Average House Value	\$865,785	\$627,848	\$897,375

Demographics data derived from AlphaMap

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