

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$498,000
Lot Size:	12 Acres
Price / Acre:	\$41,500
Zoning:	Residential

PROPERTY OVERVIEW

Located on the corner of NW 30th and N Wilburn Ave, this 12 acre residential lot is ready to be filled in. The location of the pond gives opportunity to create a neighborhood water feature. The pond makes up roughly 3 acres of the parcel.

PROPERTY HIGHLIGHTS

- Zoned Residential
- Surrounded by neighborhoods
- Perfect for small single family lots

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SITE PLANS



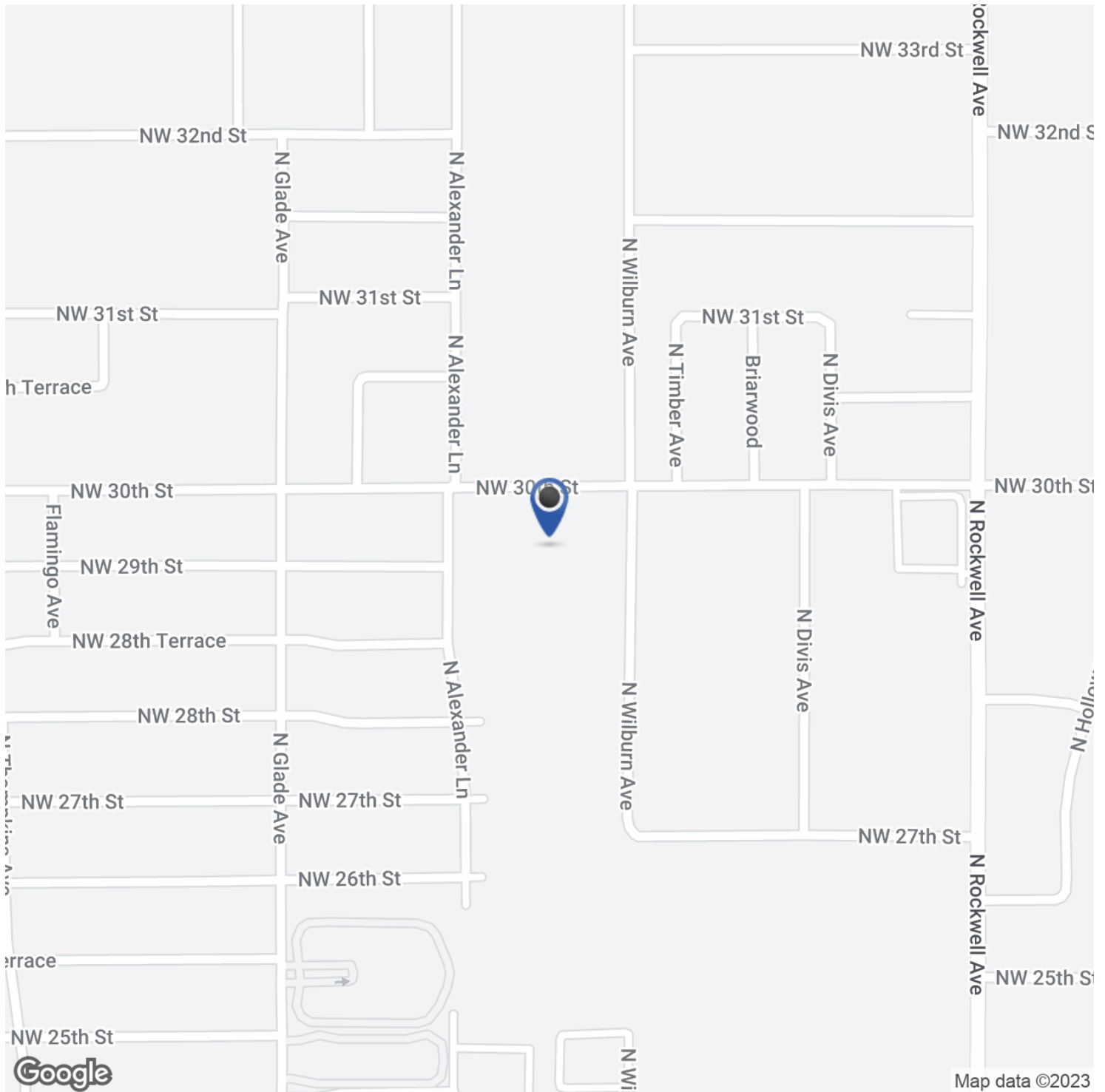
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LOCATION MAP

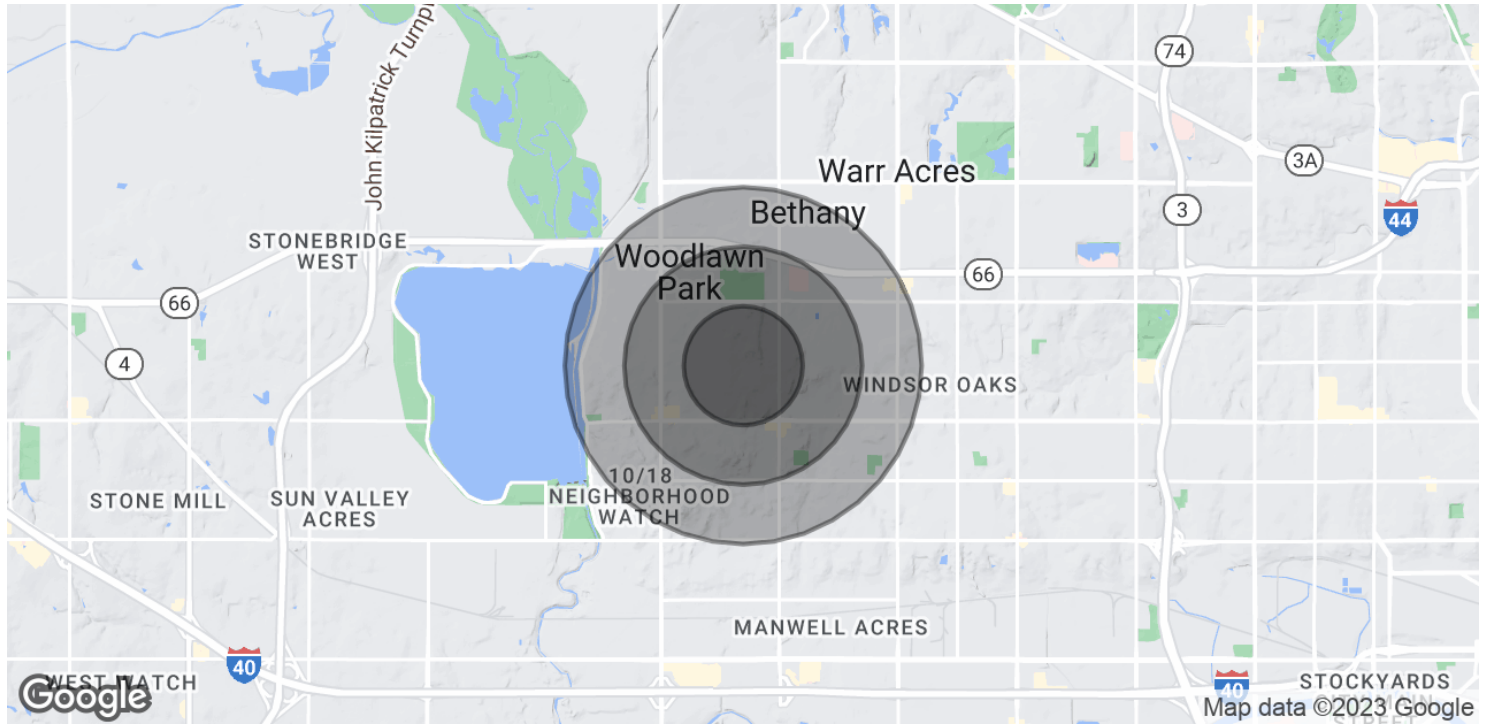


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,930	12,041	24,823
Average Age	37.9	38.1	34.6
Average Age (Male)	31.1	35.8	33.5
Average Age (Female)	39.8	38.1	35.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,414	5,193	10,552
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$50,798	\$55,836	\$55,782
Average House Value	\$135,989	\$143,889	\$140,886

* Demographic data derived from 2020 ACS - US Census

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