

# PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Two prime 1-acre parcels are now available in the highly sought-after Prescott Regional Airpark. Zoned Industrial Light (IL), these parcels offer excellent flexibility for a wide range of industrial and commercial uses. With all utilities available to the site, the lots are ready for development, making them an ideal choice for owner-users or investors looking to build in a growing business corridor. The Airpark's convenient location provides easy access to major transportation routes, while surrounding businesses create a strong professional environment.

### PROPERTY HIGHLIGHTS

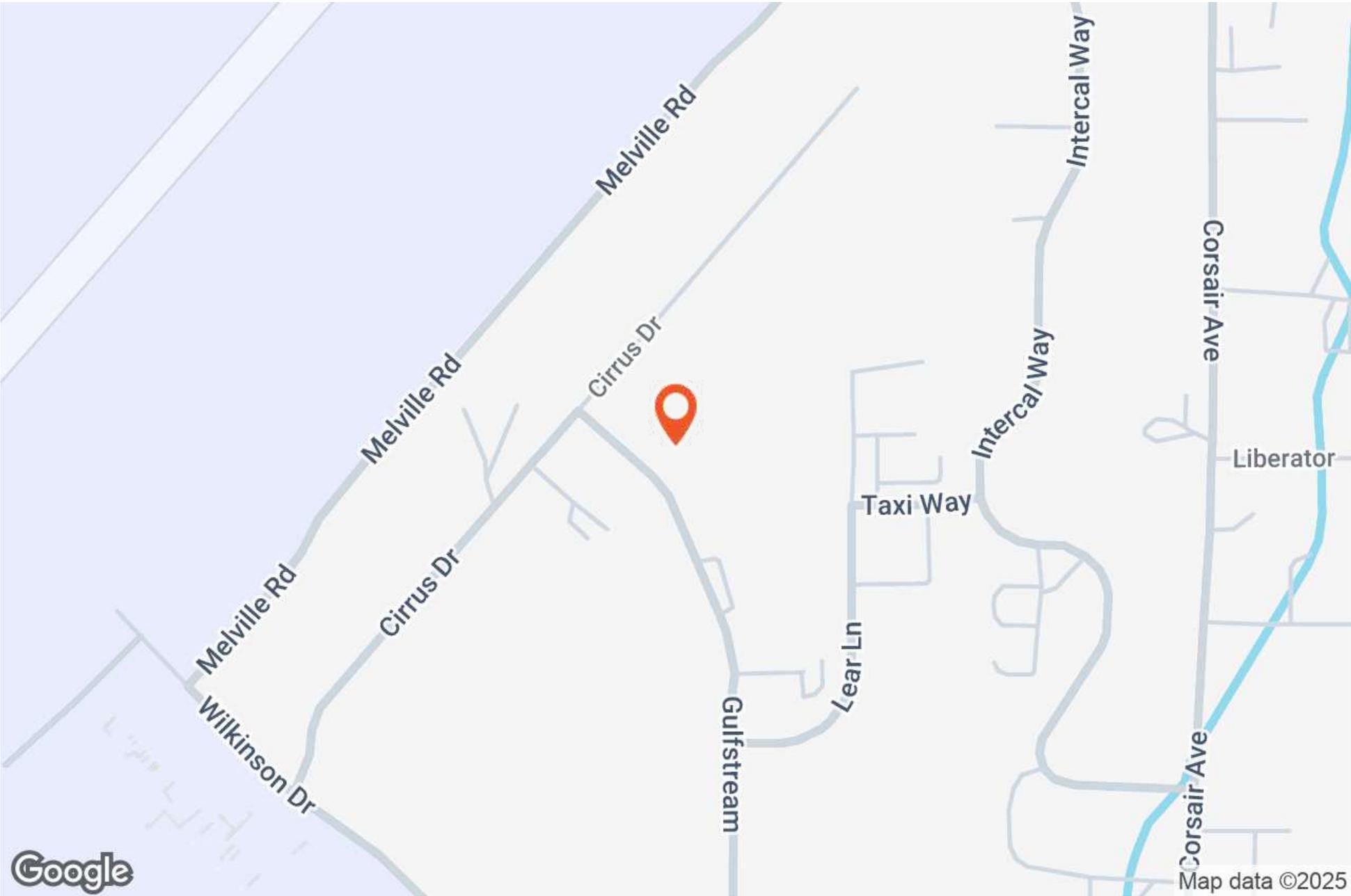
- Introducing an exceptional investment opportunity at 2115-2117 Gulfstream, Prescott, AZ. This prime property is zoned Industrial Light, making it an ideal prospect for a Land/Office investor seeking to capitalize on the burgeoning commercial landscape of Prescott. Featuring a strategic location, this property offers endless potential for development and growth. With its coveted zoning and proximity to key amenities, 2115-2117 Gulfstream presents an attractive investment prospect for those looking to establish a strong presence in the Prescott area. Don't miss out on this rare chance to secure a prime commercial property in a thriving market.

### OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	13	223
Total Population	5	22	385
Average HH Income	\$84,841	\$84,841	\$84,841

# LOCATION MAP



# ADDITIONAL PHOTOS



# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	5	22	385
Average Age	61	61	61
Average Age (Male)	59	59	59
Average Age (Female)	63	63	63

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3	13	223
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$84,841	\$84,841	\$84,841
Average House Value	\$481,418	\$481,418	\$481,418

Demographics data derived from AlphaMap

