

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$675,000
Available SF:	372,097 SF
Lot Size:	8.54 Acres
Price / Acre:	\$79,040
Zoning:	Residential (R-2)

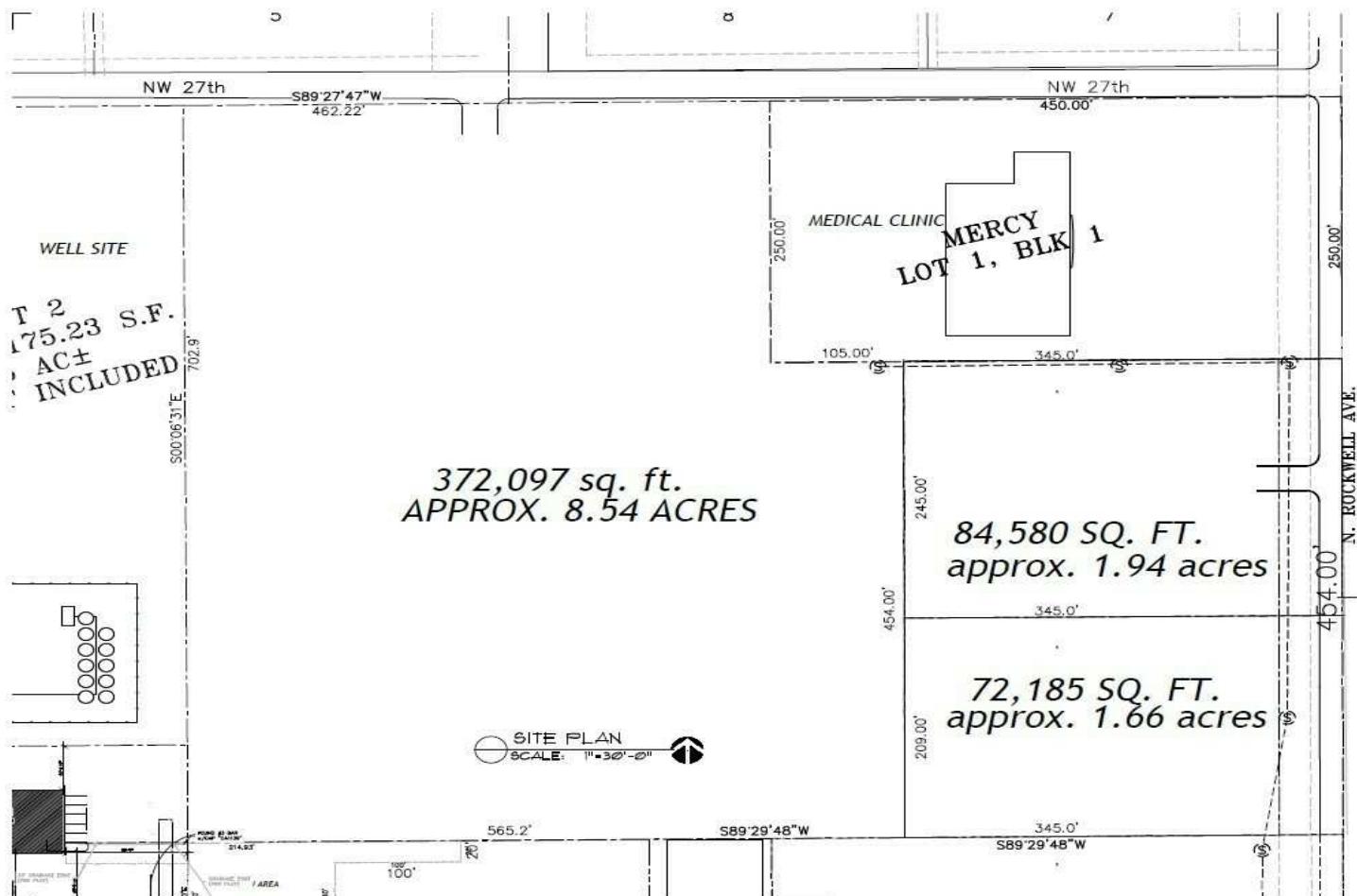
PROPERTY OVERVIEW

Directly north of Cash Saver and KC Storage, this residential lot can be developed for a variety of uses. Within close proximity to the corner of NW 23rd and Rockwell, this lot has easy accessibility. The adjacent lot with frontage on to Rockwell can be purchased as well.

PROPERTY HIGHLIGHTS

- Zoned R-2
- Close proximity to the corner of Rockwell and 23rd
- Minimal site work needed

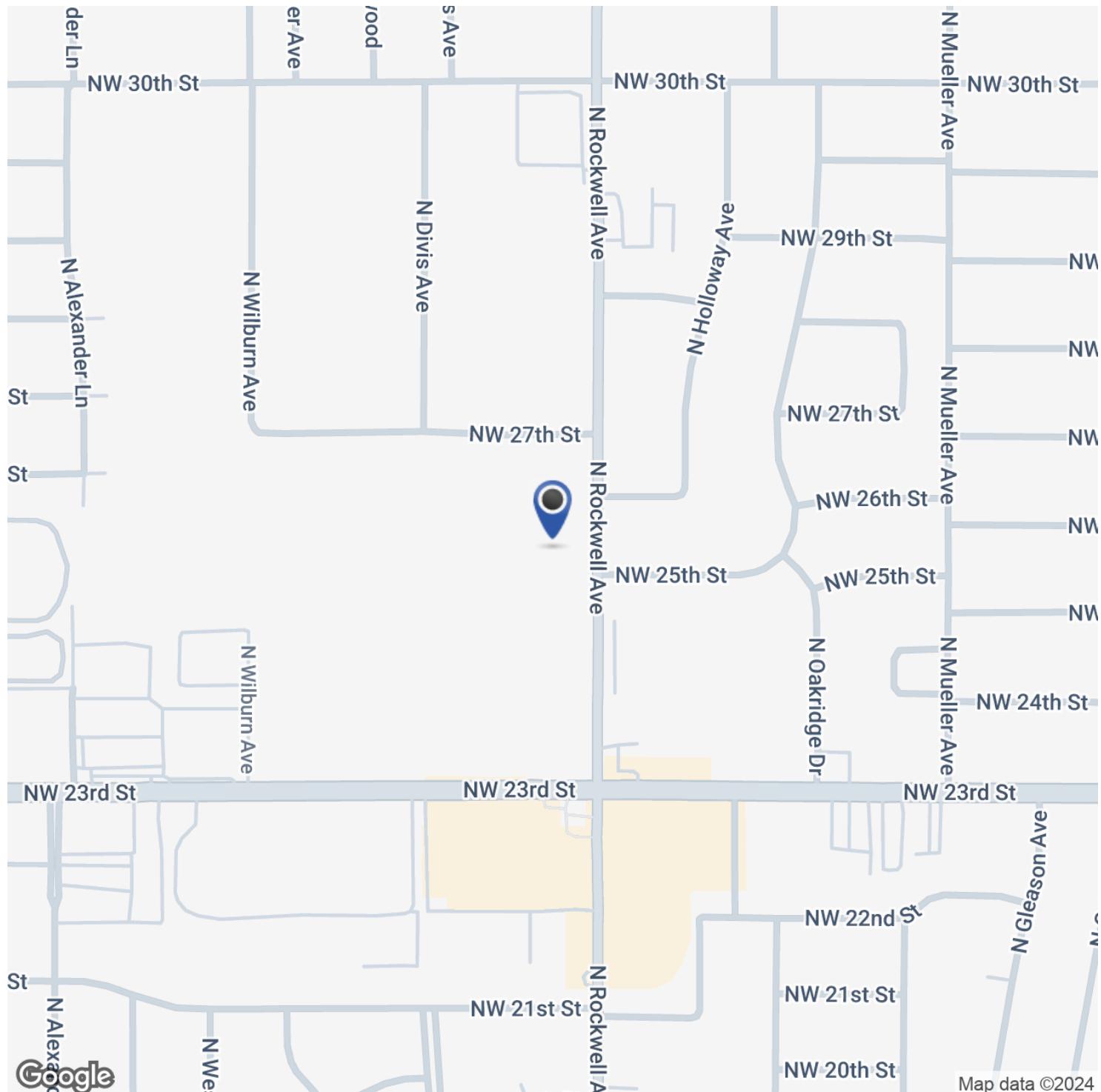
ADDITIONAL PHOTOS



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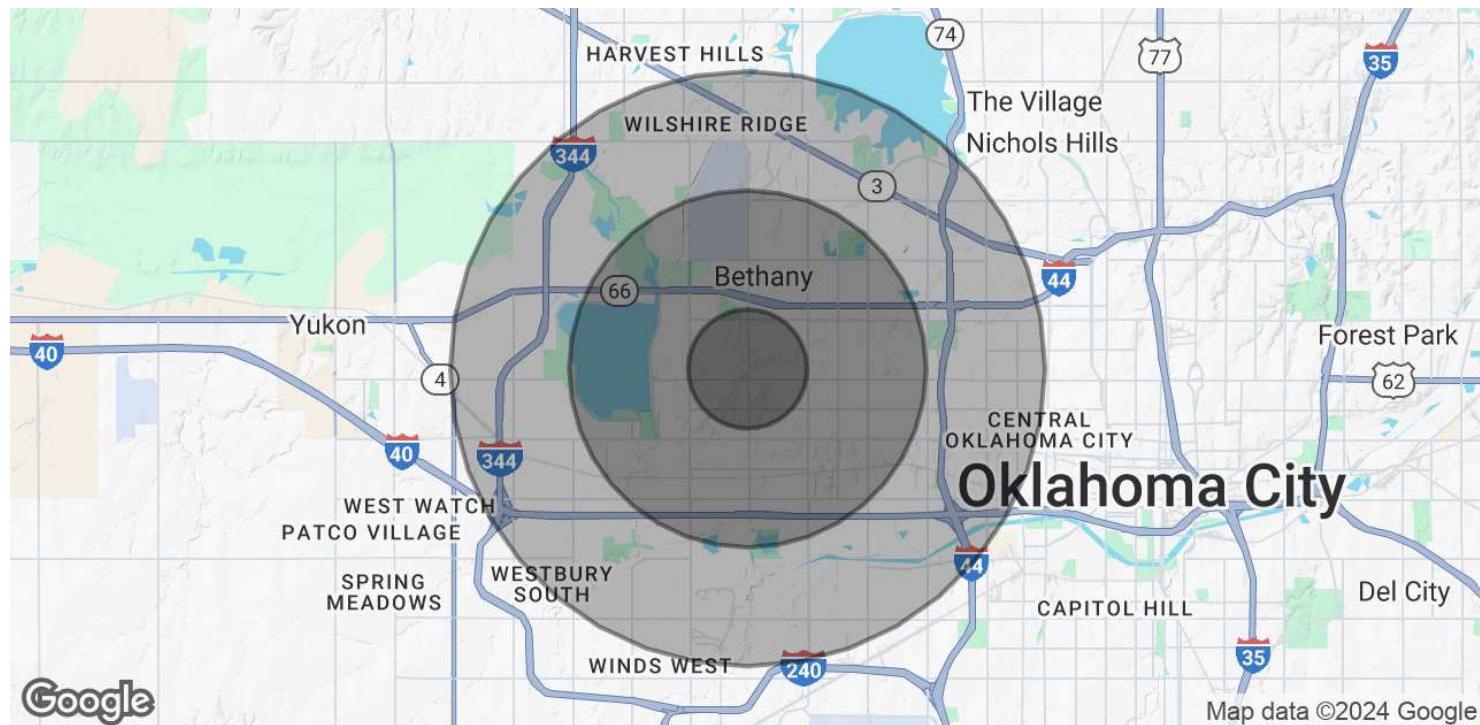
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,691	74,148	166,514
Average Age	37.0	33.8	34.8
Average Age (Male)	35.5	32.4	33.8
Average Age (Female)	37.8	34.7	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,063	32,498	73,312
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,384	\$49,354	\$56,348
Average House Value	\$135,835	\$123,502	\$134,721

2020 American Community Survey (ACS)

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