



LAND FOR SALE



PROPERTY DESCRIPTION

This outstanding property located at 3903 W. Market Street, featuring 88 +/- acres, is ideally located in the thriving Johnson City area. Zoned B-4, this versatile space offers a prime opportunity for prospective land or other investors seeking a well-positioned and adaptable property. The property provides a solid foundation for a range of potential developments. Its prime location in the dynamic Johnson City area presents an attractive proposition for investors looking to take advantage of the area's growth and potential.

PROPERTY HIGHLIGHTS

- Prime Location
- Ample acreage for big box stores or smaller strip centers
- Outparcels
- Residential and Commercial

TODD BUCHANAN **KREG RAMEY**

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OFFERING SUMMARY

Sale Price:	\$9,200,000
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Lot Size:	88 Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	719	7,827	25,214
Total Population	1,687	18,646	60,404
Average HH Income	\$137,455	\$102,882	\$95,833





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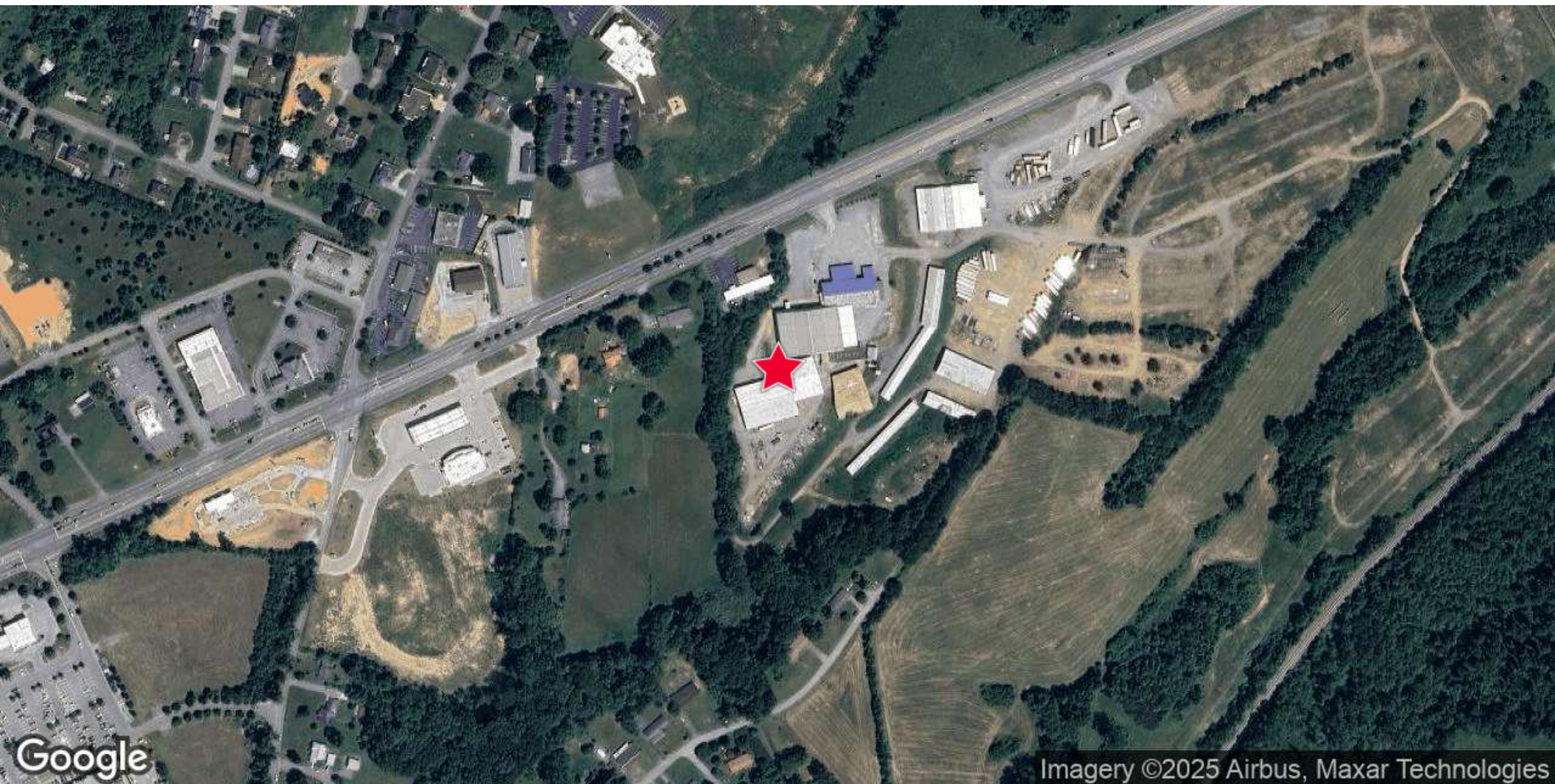
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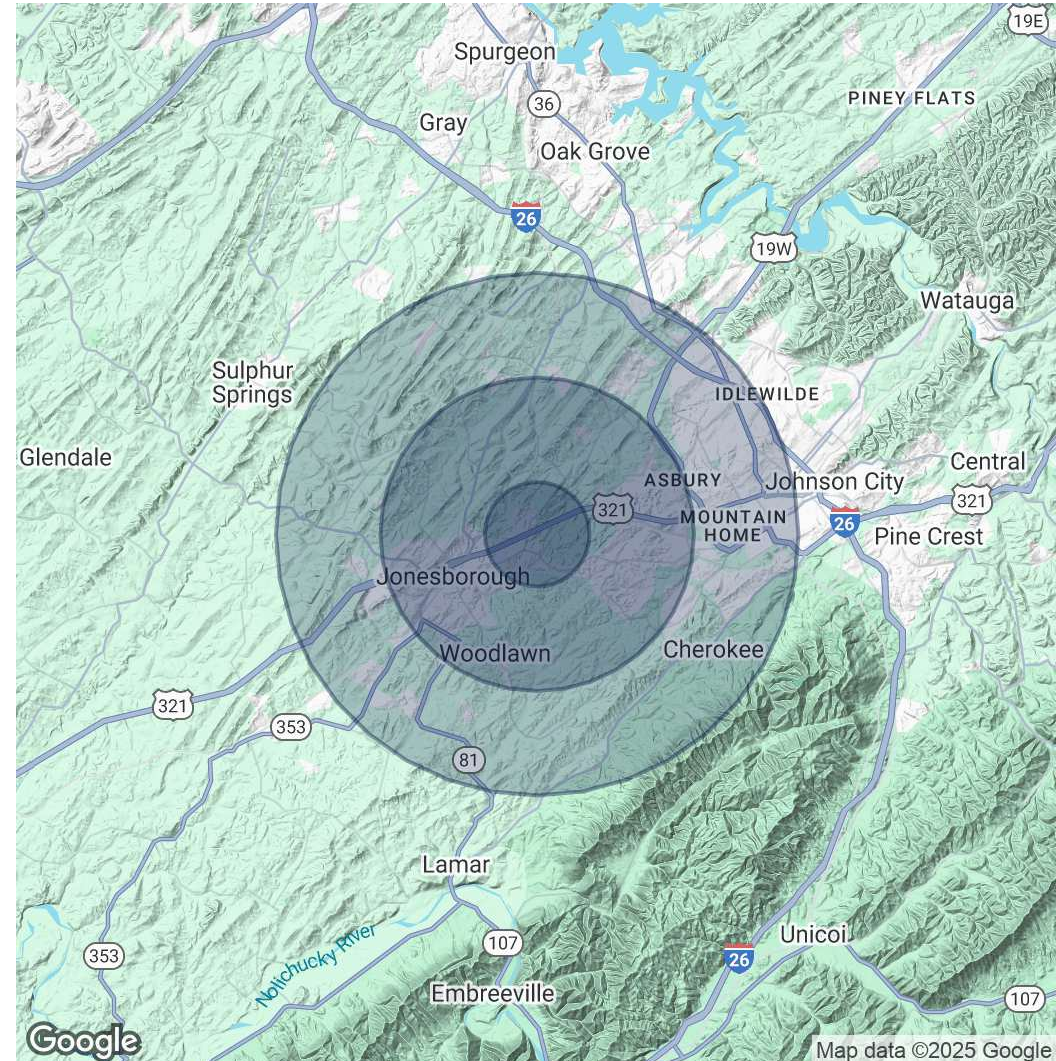


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,687	18,646	60,404
Average Age	44	43	42
Average Age (Male)	43	43	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	719	7,827	25,214
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$137,455	\$102,882	\$95,833
Average House Value	\$510,368	\$396,703	\$339,716

Demographics data derived from AlphaMap



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