

For Sale

I-435 & Bannister Retail Pad Sites
Located in an Opportunity Zone

Sale Details

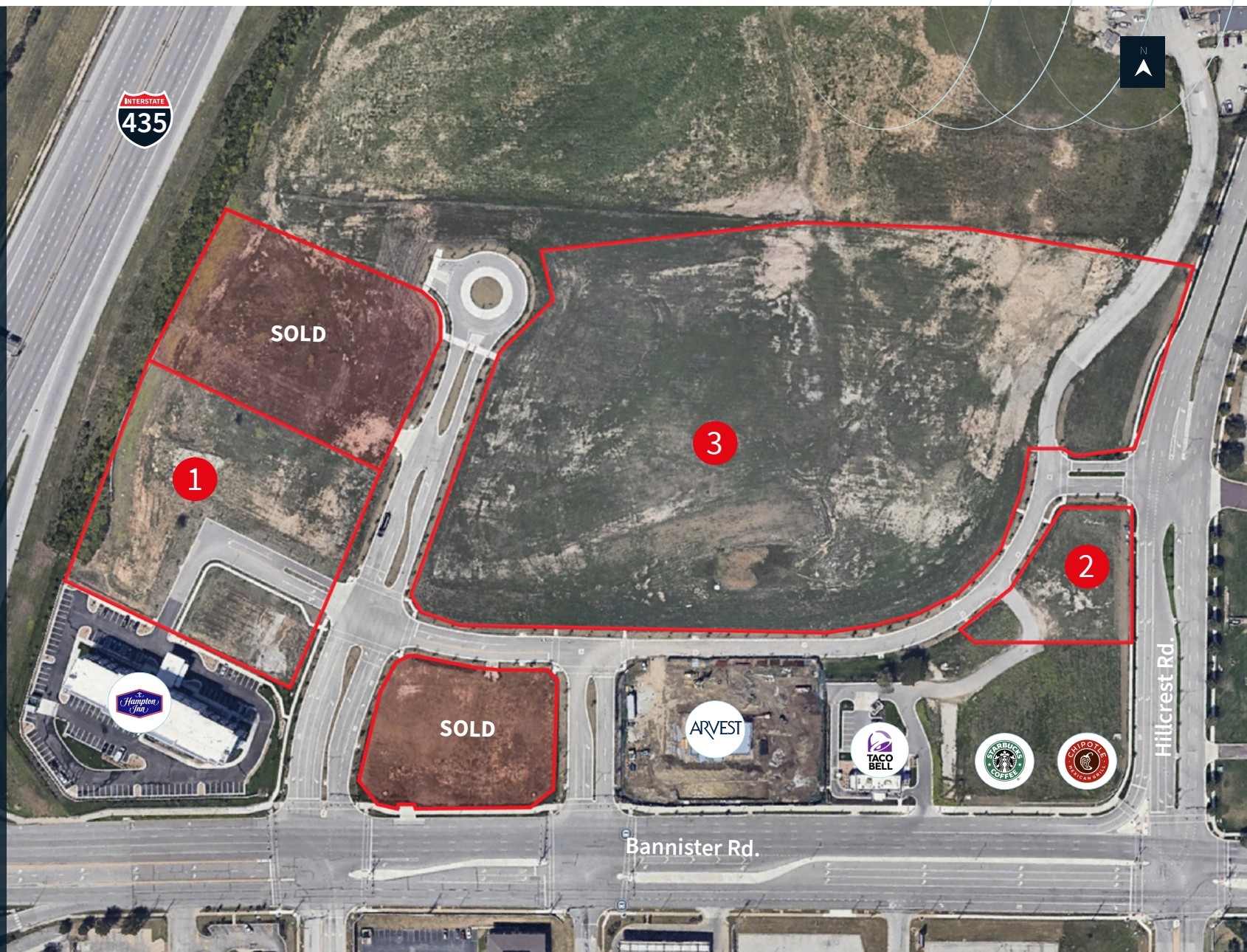
1 3.34 Acres
\$12.00/SF or
\$1,745,885

2 0.885 Acres
\$20.00/SF or
\$771,012

3 12.35 Acres
\$8.00/SF or
\$4,373,424

Zoning: Urban
Redevelopment

TIF incentives in place;
call for details

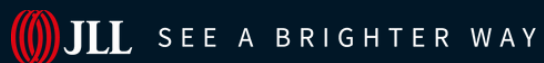


Location Details

DEMOGRAPHICS	1-mile	3-miles	5-miles
2024 Population	51,694	150,893	685,111
2024 Households	21,207	64,535	295,278
Avg. HH Income	\$63,001	\$77,446	\$94,736
Med. HH Income	\$49,023	\$59,069	\$69,835



- Population: Located in a dense residential area (685,000 people in a 5-mile radius) that is underserved by commercial development
- Strategic Highway Access: Direct frontage on I-435 captures thousands of daily commuters and provides unparalleled visibility



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