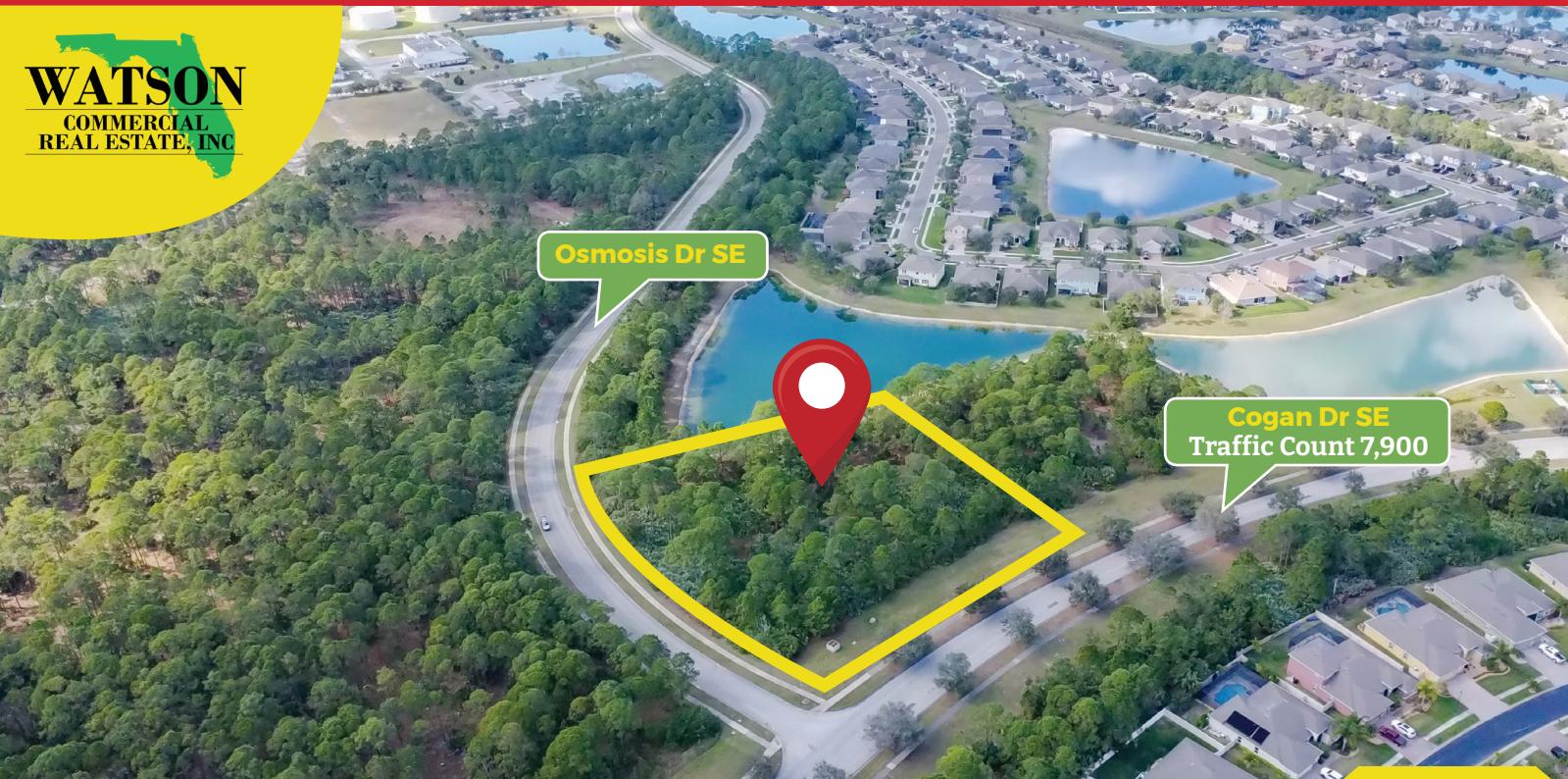


Prime Location for Commercial Development

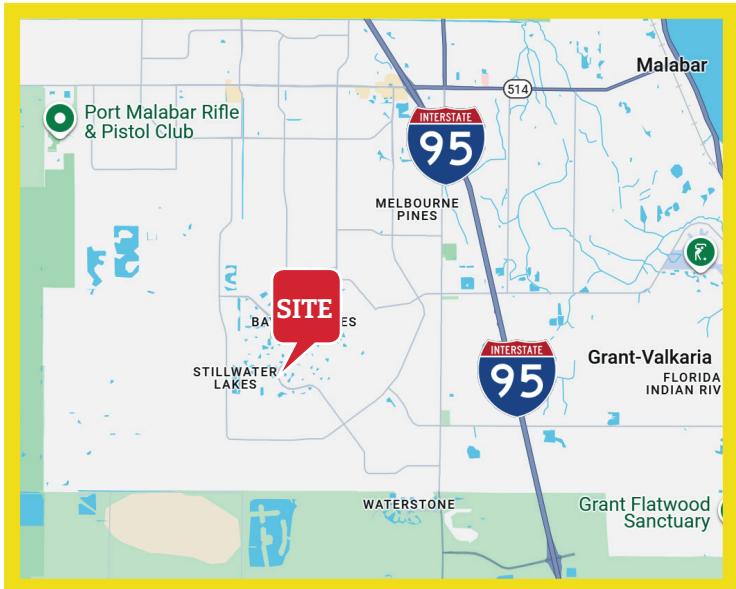
Corner Lot in a New, High-Growth Development Area!



ADDRESS	SIZE	TYPE	ZONING	PRICE
Cogan Dr SE & Osmosis Dr SE	1.71 AC Acres	Land Vacant	PUD Development	\$1,400,000

Property Highlights:

- ✓ **1.71 Acres:** Ideal for retail, office, or mixed-use development
- ✓ **Prime Location:** High visibility & easy access in a rapidly growing area
- ✓ **Corner Lot:** Increased exposure for businesses & excellent traffic flow
- ✓ **Zoned PUD:** Flexible zoning for a variety of commercial uses
- ✓ **New Development Area:** Perfect timing to establish your business in an up-and-coming market



Duane A. Watson

Broker

Office: (321) 459-0000 Ext. 15
Cell: (321) 223-8845

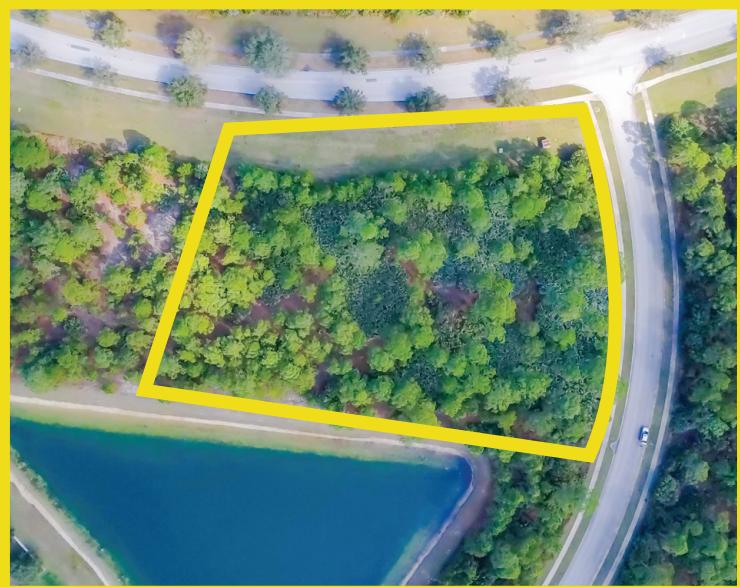


Jay Pope

Sales Associate

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Cogan Dr SE & Osmosis Dr SE



Summary

PRICE:	\$1,400,000
TYPE:	Land
ZONING:	PUD
SIZE:	1.71 Acres

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	24,086	73,644	222,597
Avg Household Income	\$89,914	\$78,105	\$77,051
2029 Household Projection:	8,398	26,386	88,369



Cogan Dr SE & Osmosis Dr SE



Cogan Dr SE & Osmosis Dr SE

Demographic Summary Report

Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	24,086	73,644	222,597
2024 Estimate	21,613	66,393	201,859
2020 Census	18,495	58,680	185,488
Growth 2024 - 2029	11.44%	10.92%	10.27%
Growth 2020 - 2024	16.86%	13.14%	8.83%
2024 Population by Hispanic Origin	3,889	12,970	32,832
2024 Population	21,613	66,393	201,859
White	12,814 59.29%	39,626 59.68%	132,036 65.41%
Black	4,295 19.87%	12,248 18.45%	29,366 14.55%
Am. Indian & Alaskan	122 0.56%	316 0.48%	837 0.41%
Asian	367 1.70%	1,126 1.70%	5,374 2.66%
Hawaiian & Pacific Island	27 0.12%	58 0.09%	123 0.06%
Other	3,987 18.45%	13,019 19.61%	34,122 16.90%
U.S. Armed Forces	29	345	471
Households			
2029 Projection	8,398	26,386	88,369
2024 Estimate	7,559	23,841	80,276
2020 Census	6,575	21,278	74,215
Growth 2024 - 2029	11.10%	10.67%	10.08%
Growth 2020 - 2024	14.97%	12.05%	8.17%
Owner Occupied	6,479 85.71%	19,343 81.13%	59,732 74.41%
Renter Occupied	1,080 14.29%	4,499 18.87%	20,544 25.59%
2024 Households by HH Income	7,559	23,840	80,277
Income: <\$25,000	794 10.50%	4,057 17.02%	15,300 19.06%
Income: \$25,000 - \$50,000	1,830 24.21%	5,894 24.72%	19,756 24.61%
Income: \$50,000 - \$75,000	1,566 20.72%	4,448 18.66%	14,688 18.30%
Income: \$75,000 - \$100,000	1,107 14.64%	3,088 12.95%	9,971 12.42%
Income: \$100,000 - \$125,000	884 11.69%	3,065 12.86%	8,185 10.20%
Income: \$125,000 - \$150,000	453 5.99%	1,160 4.87%	4,106 5.11%
Income: \$150,000 - \$200,000	314 4.15%	947 3.97%	4,628 5.77%
Income: \$200,000+	611 8.08%	1,181 4.95%	3,643 4.54%
2024 Avg Household Income	\$89,914	\$78,105	\$77,051
2024 Med Household Income	\$66,315	\$59,115	\$58,394