

Prime Location for Commercial Development

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



Osmosis Dr SE

Cogan Dr SE
Traffic Count 7,900

ADDRESS

SIZE

TYPE

ZONING

PRICE

Cogan Dr SE &
Osmosis Dr SE

1.71 AC
Acres

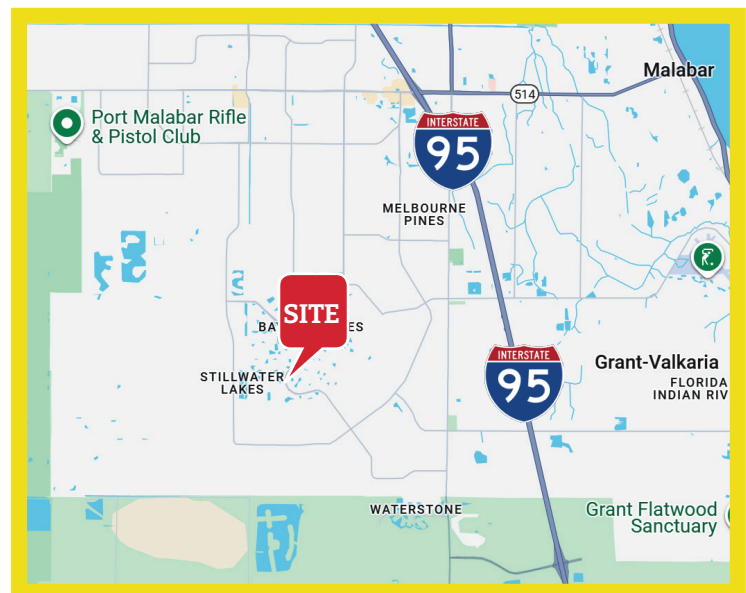
Land
Vacant

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



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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



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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	