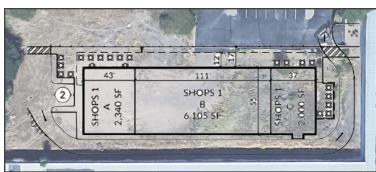


- +/- 0.99 ACRE (43,361 SF)
- \$425,000 (\$9.80/SF)
- FRONTAGE ON MCKELLIPS (22,100 VPD)
- CURB CUTS AND UTILITIES TO SITE
- "LC" LIMITED COMMERCIAL (ZONING CODE)
- +/- 10,000 15,000 SF BUILDABLE
- PERMITTED USES: RETAIL, RESTAURANT, ENTERTAINMENT, SERVICES, OFFICE, MEDICAL, DAYCARE, SCHOOL, BANK, AUTO REPAIR
- Neighboring Businesses: rancho de tia ROSAS, SONIC, FILBERTOS, VISTA GROVE PREPARATORY, NEIGHBORHOOD WALMART, WALGREENS, BLACK ROCK COFFEE, PET VET



East McKellips Road

## AREA DEMOGRAPHICS

TWO MILE POPULATION	34,863
TEN MILE POPULATION	776,326
TWO MILE HH INCOME	\$130,585
TEN MILE HH INCOME	\$88,744
MEDIAN AGE	37.8
MEDIAN HOME VALUE	\$381,796

PRESENTED BY:

**Brett Ranta** 

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