



PROPERTY DESCRIPTION

- 3.41 Acres of Vacant Land Available
- Perfect Location for a Hotel, Multifamily, Retail-Pad
- 1,200 Feet from Interstate-10
- Area of I-10 Sees Estimated 87,000+ Vehicles a day
- Area Surrounded by Multiple Hotels, Restaurants, Retail-Pads

OFFERING SUMMARY

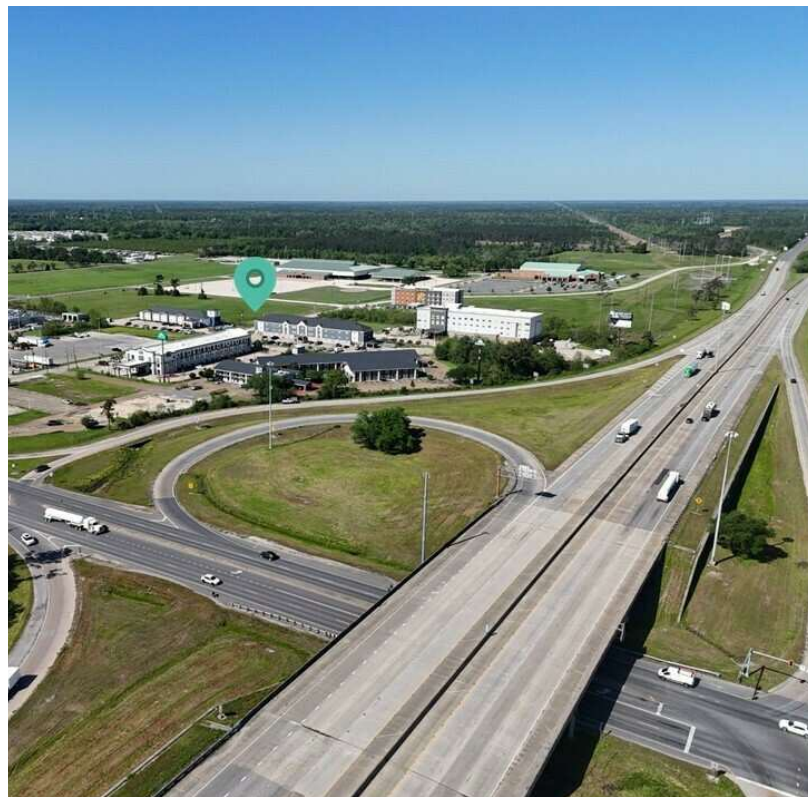
Sale Price:	\$1,340,000 / \$9.02 SF
Lot Size:	3.41 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,444	10,201	14,633
Total Population	3,281	21,932	32,881
Average HH Income	\$53,577	\$55,818	\$62,419

NVST Real Estate Solutions, LLC
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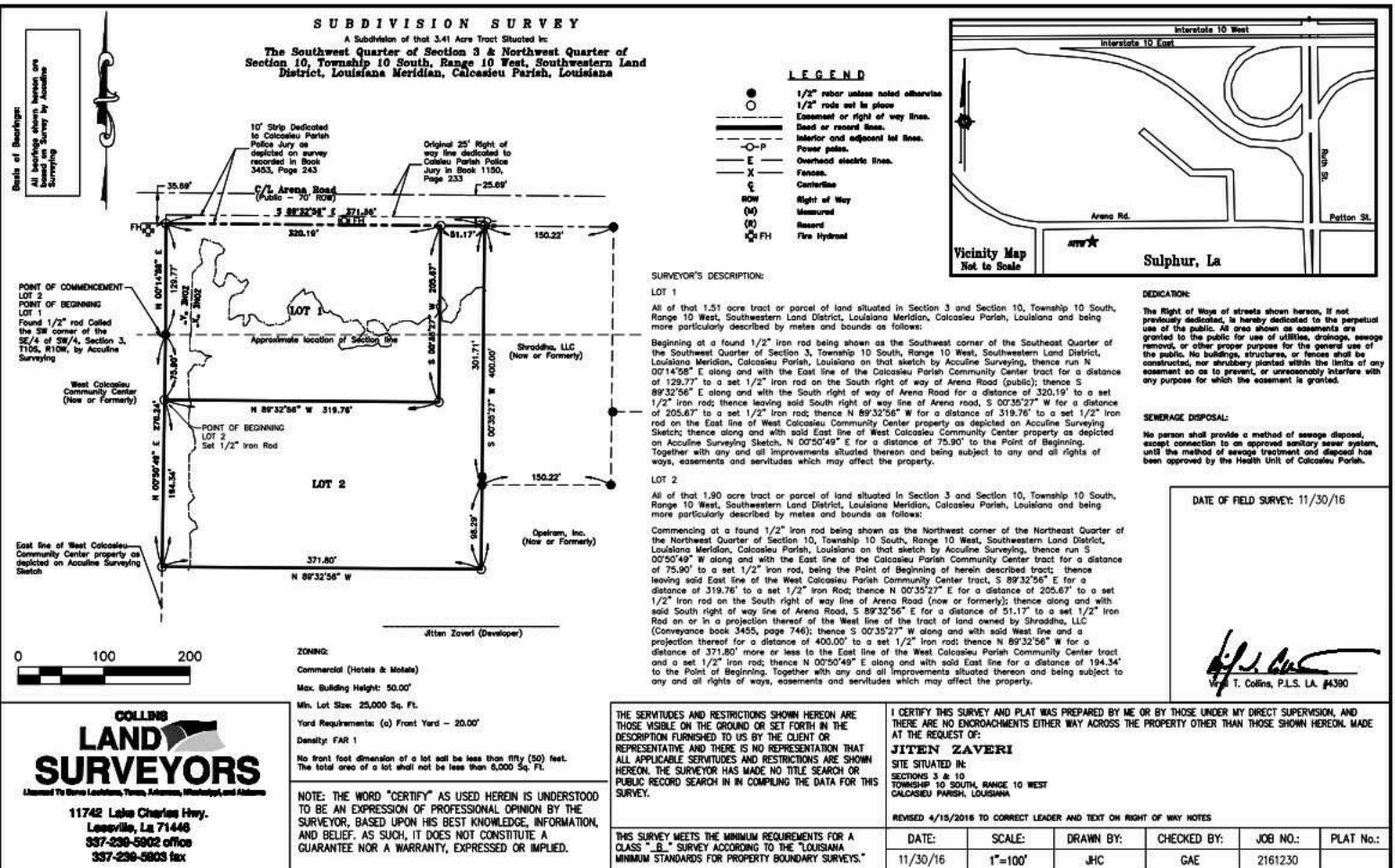
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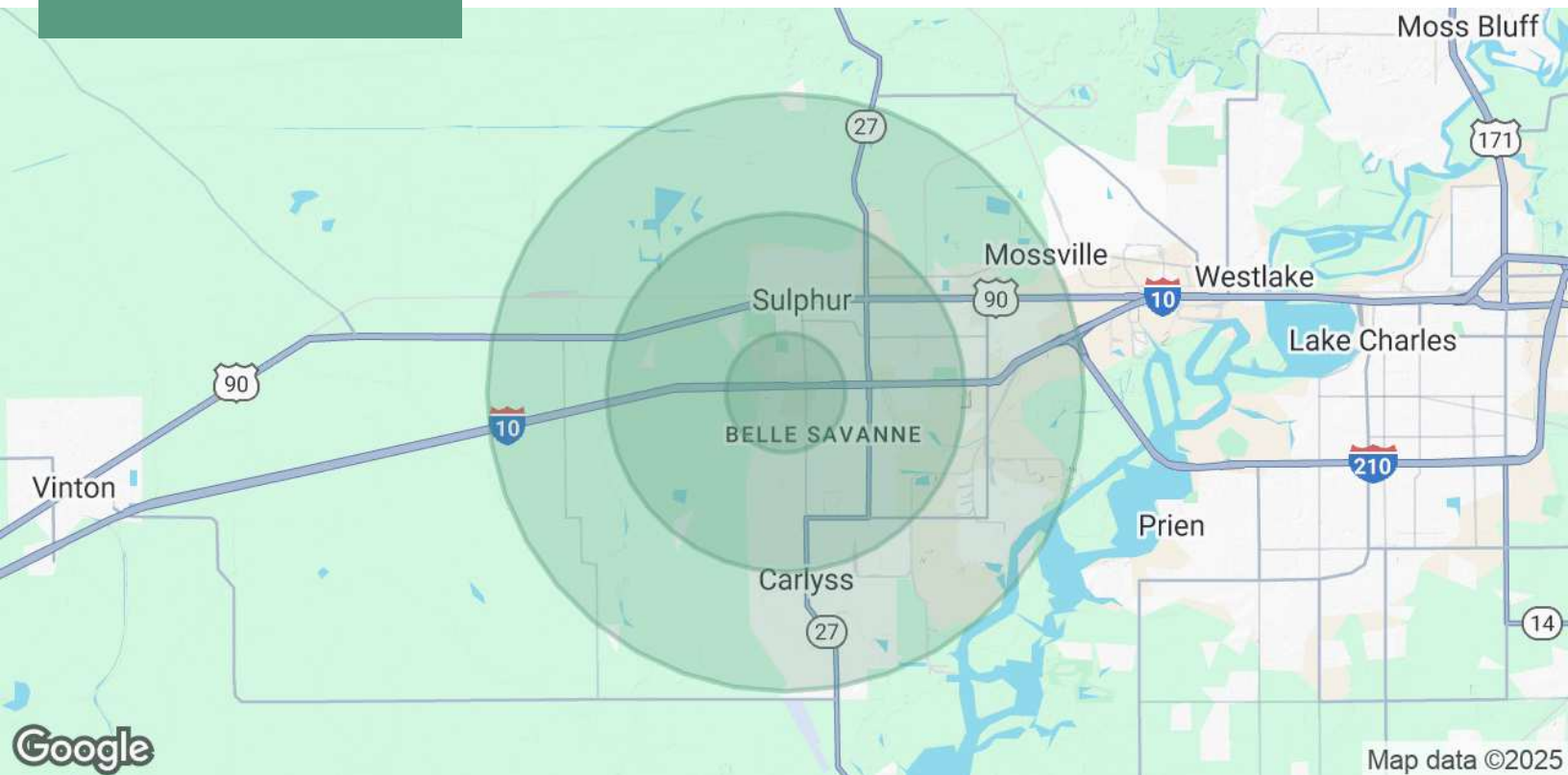


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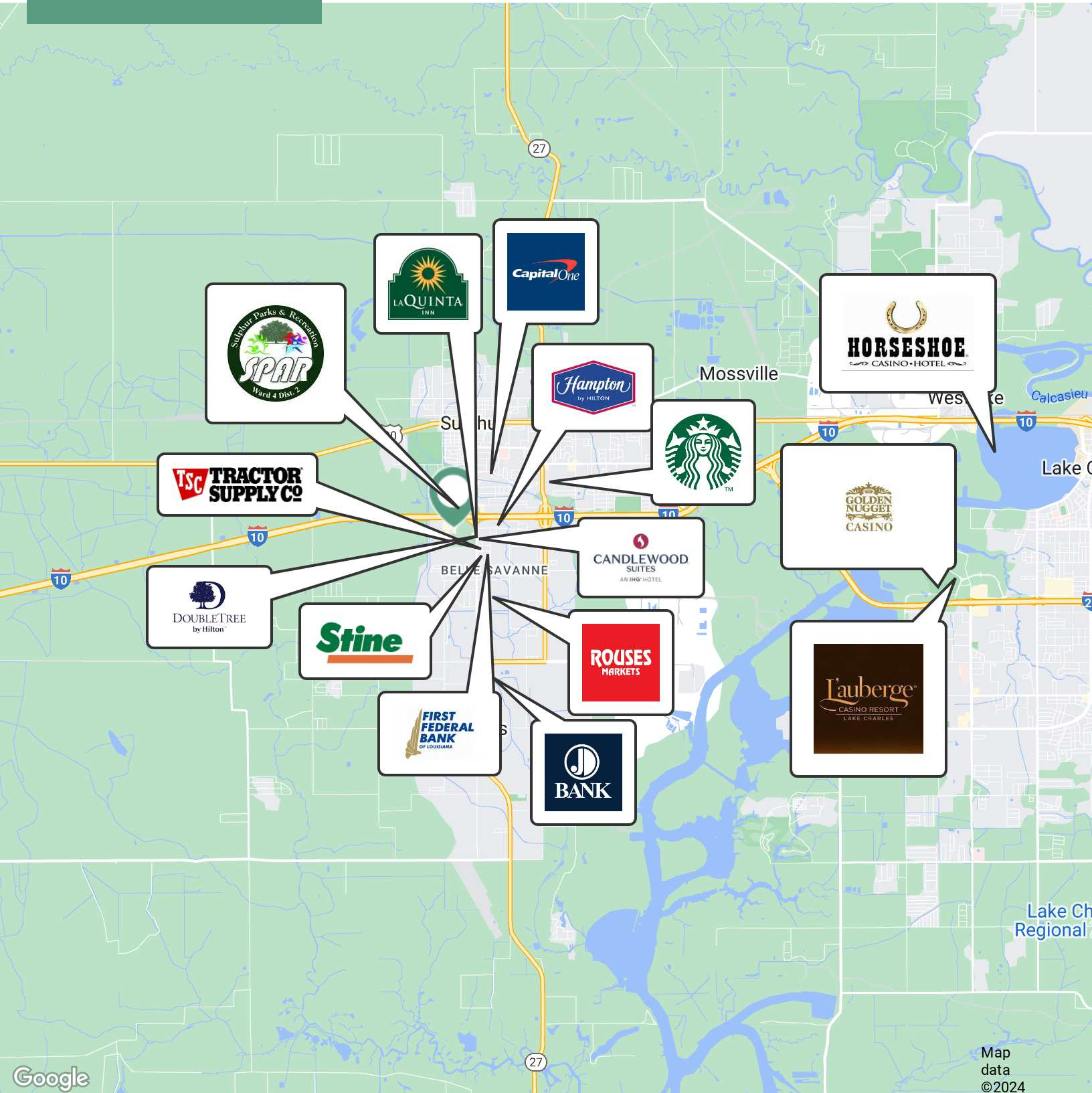
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,281	21,932	32,881
Average Age	29.2	33.5	34.8
Average Age (Male)	28.6	31.6	33.5
Average Age (Female)	29.6	35.0	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,444	10,201	14,633
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$53,577	\$55,818	\$62,419
Average House Value	\$129,712	\$137,616	\$149,912

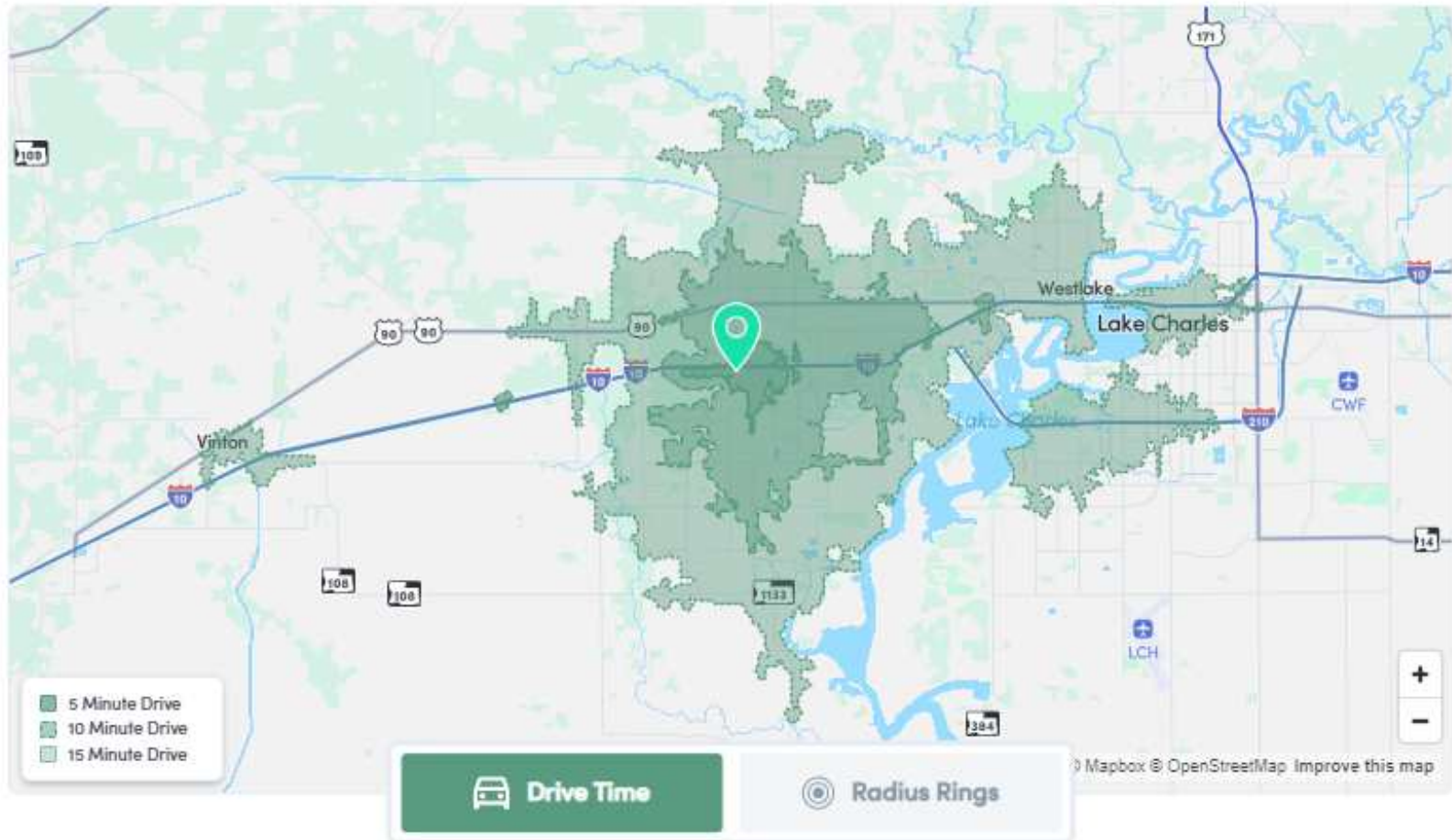
2020 American Community Survey (ACS)



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