



Residential Development

Offering Summary

Sale Price:	\$4,860,000
Lot Size:	69 Acres
Price / Developed Lot:	\$90,000

Get more information

Will White

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Property Overview

Beautiful, mostly pasture, well laying land. Road system to county, specs already in with city water and storm drainage. Minimal development needs to be done to maximize a great subdivision. 25,000 minimum square foot lots without sewer.

Improvements: Approximately 3,600 linear feet of road built to county specs. Paved, county water, power and storm drain in place. 1,800 square foot clubhouse with pool. 5,000 square foot, 8 stall barn and 10,000 square foot show arena. Property has one nice 3,500 square foot finished house.

Property Highlights

- 69+/- acres of land for sale
- Beautiful, mostly pasture, well laying land
- Road system already in place
- Residential development
- Conceptual plan for 54 lots
- Road to county specs. in place
- Pool house and pool amenity already in place



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Land For Sale

531 Simon Peter Dr.



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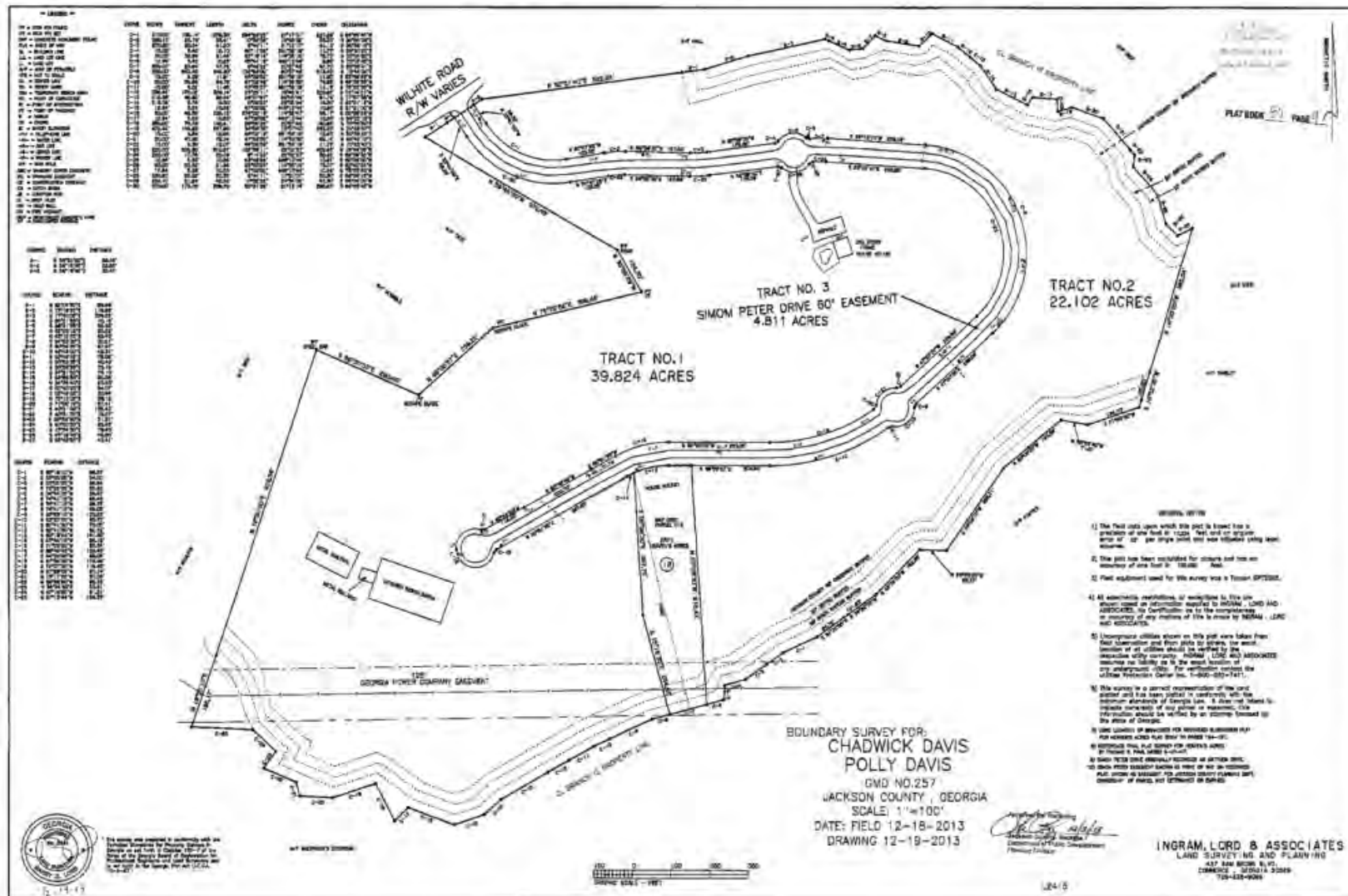


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Site Plan with Lot Layout

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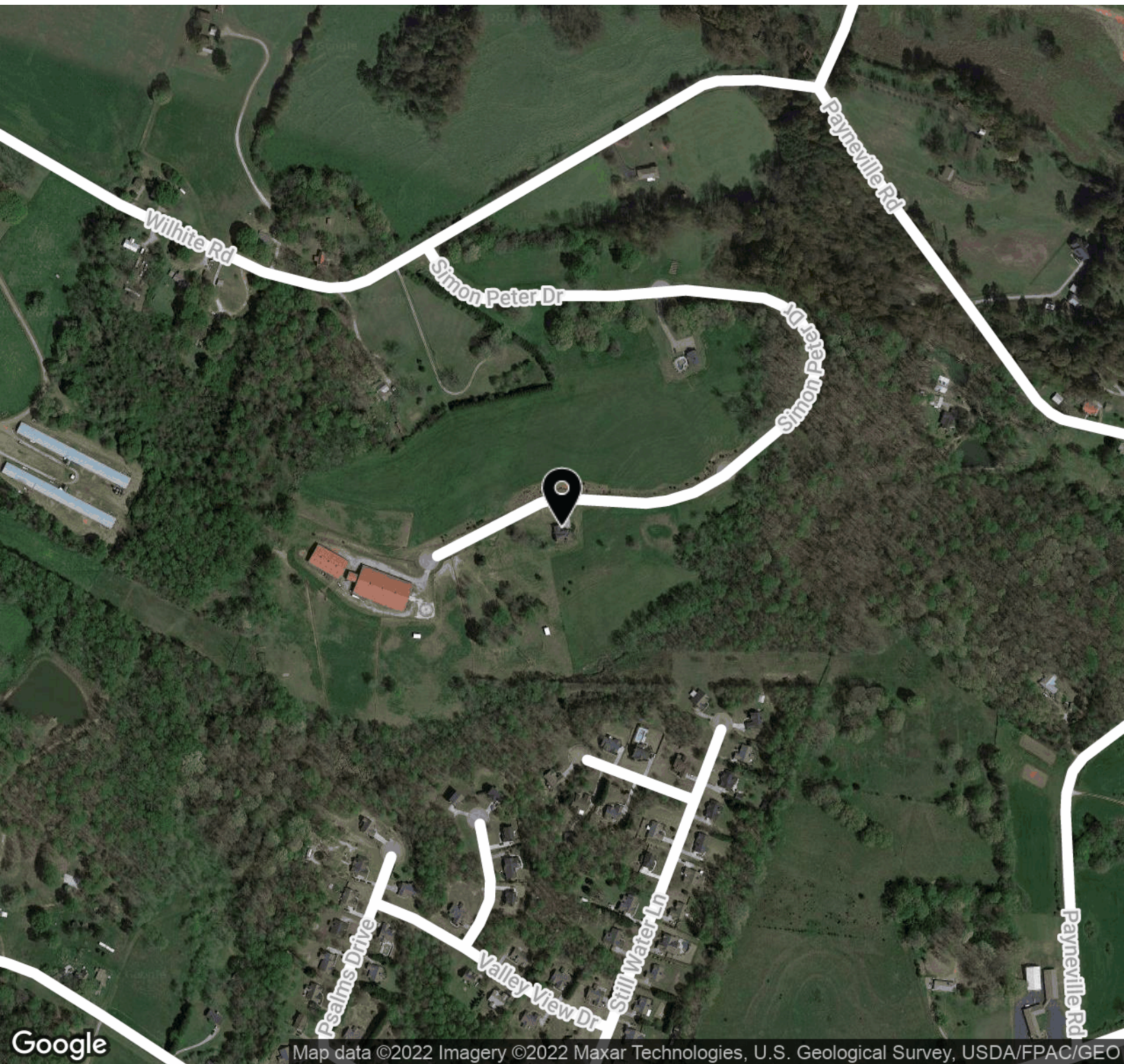
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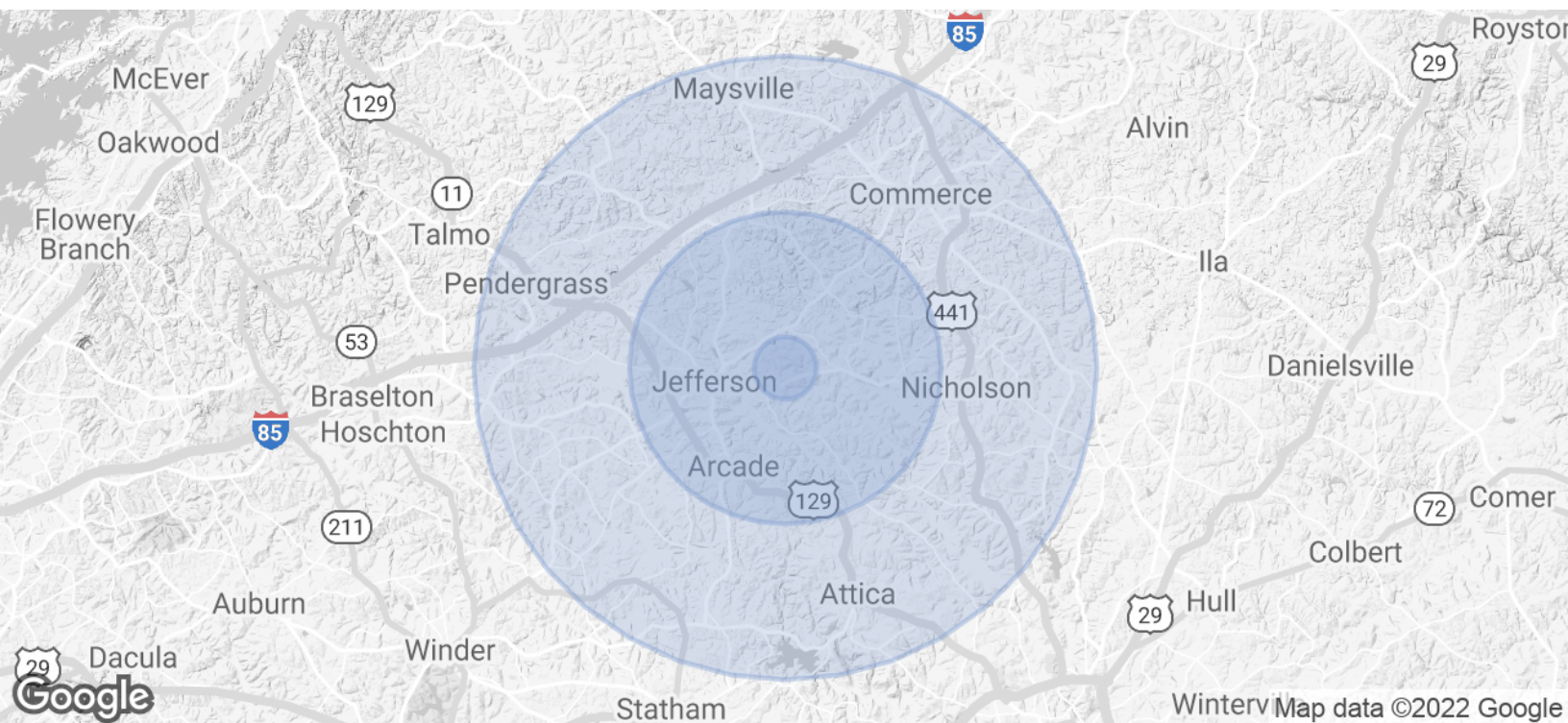


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Population	1 Mile	5 Miles	10 Miles
Total Population	396	13,220	54,141
Average Age	32.4	35.5	36.1
Average Age (Male)	32.5	35.2	34.9
Average Age (Female)	33.7	36.3	38.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	124	4,672	19,682
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$48,327	\$60,466	\$59,891
Average House Value	\$181,771	\$200,824	\$206,351

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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