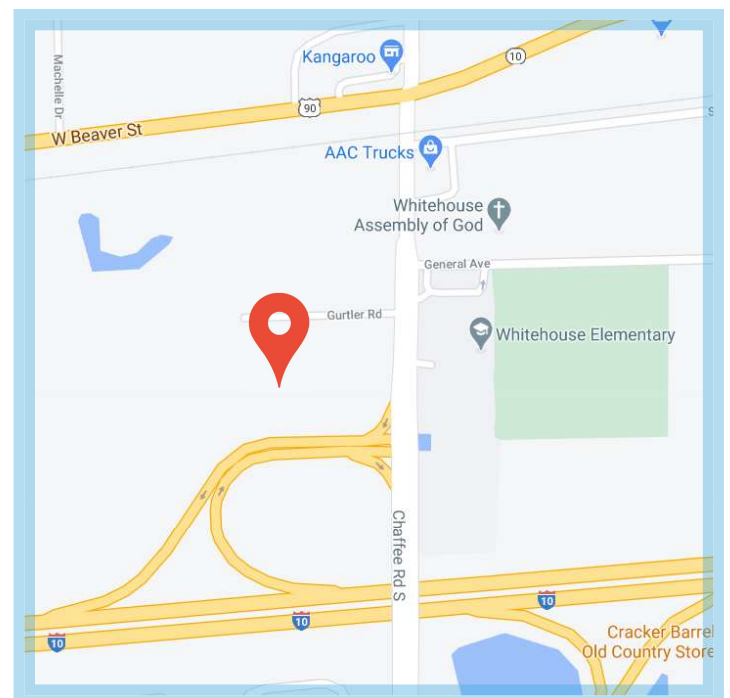




PROPERTY DESCRIPTION

- ▶ Sale Price: \$5,000,000
- ▶ Commercial Outparcels Available
- ▶ 44+ Acres
- ▶ Currently Approved for Townhomes
- ▶ Lot may be Subdivided
- ▶ Visibility from I-10
- ▶ 70,500± AADT on I-10
- ▶ 18,500± AADT on Chaffee Road



AERIAL MAP



SITE PLAN



Email Rich for more information on Specific Pad Sites!

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2021 Total Population:	2,732	21,898	52,301
Average Age:	38	37	37
HOUSEHOLDS			
2021 Total Households:	948	7,429	18,295
Median Household Income:	\$69,589	\$69,578	\$62,200