

SOMERSET LAND

632-642 170th Avenue



FOR MORE INFORMATION CONTACT:

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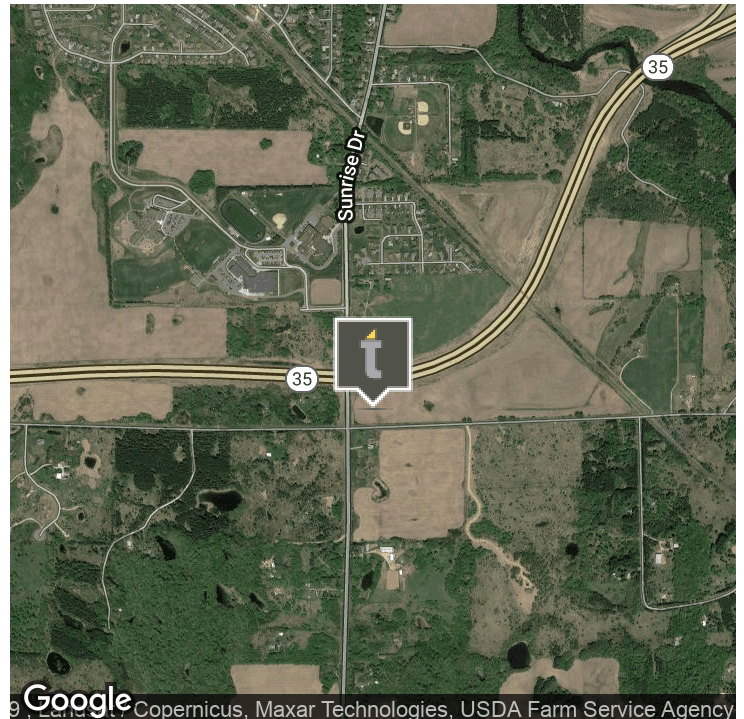
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Executive Summary



OFFERING SUMMARY

Sale Price: \$35,000/Acre

Lot Size: 9.71 Acres

Zoning: Agriculture

PROPERTY OVERVIEW

3 parcels totaling to 9.71 acres available for sale, but able to be divided. Commercial zoning available. City sewer and water available to the property.

PROPERTY HIGHLIGHTS

- Frontage Along Highway
- 9.71 Acres
- Generally Level Topography
- 3 separate parcels (will divide if needed)
- Great access to Highway 35/64 and County Road I
- 1 mile from Somerset exit 7
- 0.1 miles from Somerset High School and Middle School complexes
- Less than 2 miles from Somerset exit 6
- Developing Area of Somerset
- Cash or Terms Acceptable to Seller

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Additional Photos



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Retailer Map



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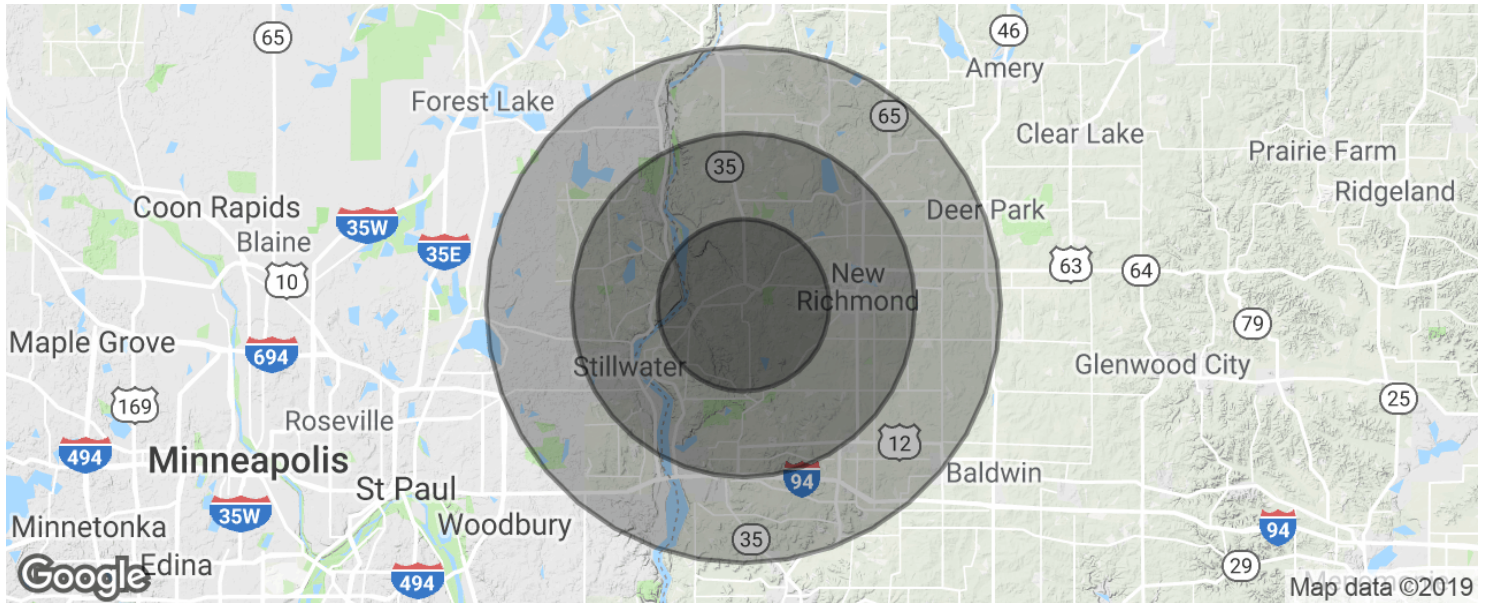
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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	9,243	60,071	145,456
Median age	36.7	37.7	38.7
Median age (Male)	37.1	37.3	38.3
Median age (Female)	36.4	38.3	39.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,569	23,001	55,813
# of persons per HH	2.6	2.6	2.6
Average HH income	\$82,976	\$86,718	\$90,001
Average house value	\$294,604	\$292,947	\$316,083

* Demographic data derived from 2010 US Census

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