



10 Acres +/- Mixed Use Land
Sale Price: \$350,000 - \$2,800,000

Get involved early with this great commercial corner adjacent to Shadow Lake Town Center. This property is currently going through the development process. Located one-quarter mile south of Highway 370 on 72nd Street.

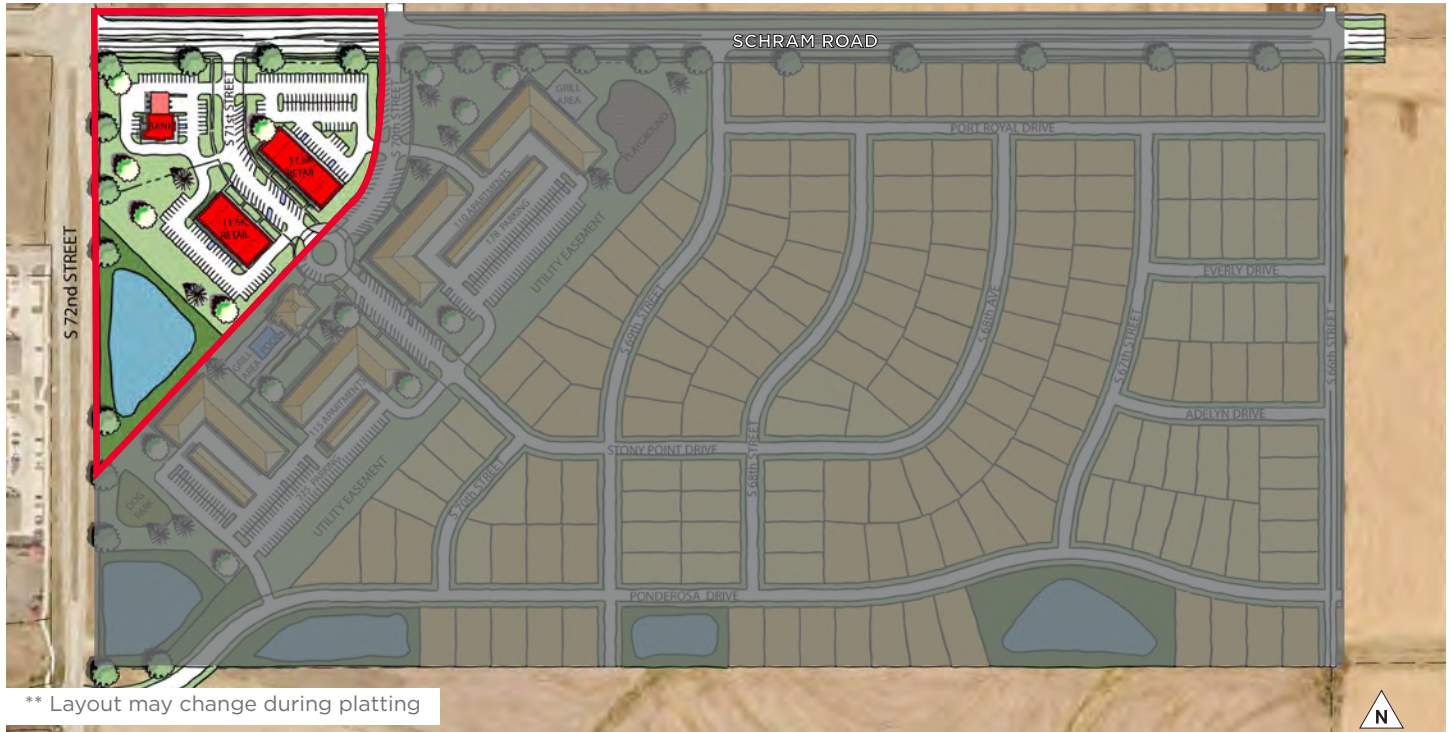
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** Layout may change during platting

Property Highlights

Sale Price	\$350,000 - \$2,800,000
Gross Acres	10 AC +/-
Minimum Divisible	1-3 AC +/- Lots
Price Per Acre	\$350,000
Price Per SF	\$8.00
Zoning	MU
Utilities	Yes
Flood Plain	No
Traffic Counts	29,800 EADT (72 nd Street & Highway 370)

Demographics

	Population	Median HH Income	No. of Households
1-mile	6,748	\$82,762	2,671
3-mile	43,379	\$109,140	15,222
5-mile	116,862	\$94,324	42,803