

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$799,999
Available SF:	
Lot Size:	33,737 SF
Price / Acre:	\$1,032,930
Zoning:	Lar1
Market:	Land RTI ready to build

## PROPERTY OVERVIEW

For Sale: Prime Land Offering at \$799,000 or best offer. The owner will select an offer by March 31st

We are delighted to present an exclusive opportunity for discerning buyers interested in acquiring land that is primed and ready for development. This property is not only available for immediate sale at the competitive price of \$799,000, but it also comes with the unique advantage of being fully entitled and accompanied by approved plans, ensuring you can commence construction without delay.

In a gesture to facilitate a swift and seamless transaction, the seller is offering an attractive incentive: a \$10,000 bonus will be awarded to the buyer's agent, contingent upon the property subsequent successful closing of escrow.

Moreover, the seller is open to exploring a Joint Venture, demonstrating flexibility and a commitment to considering various collaborative investment arrangements.

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FOR SALE

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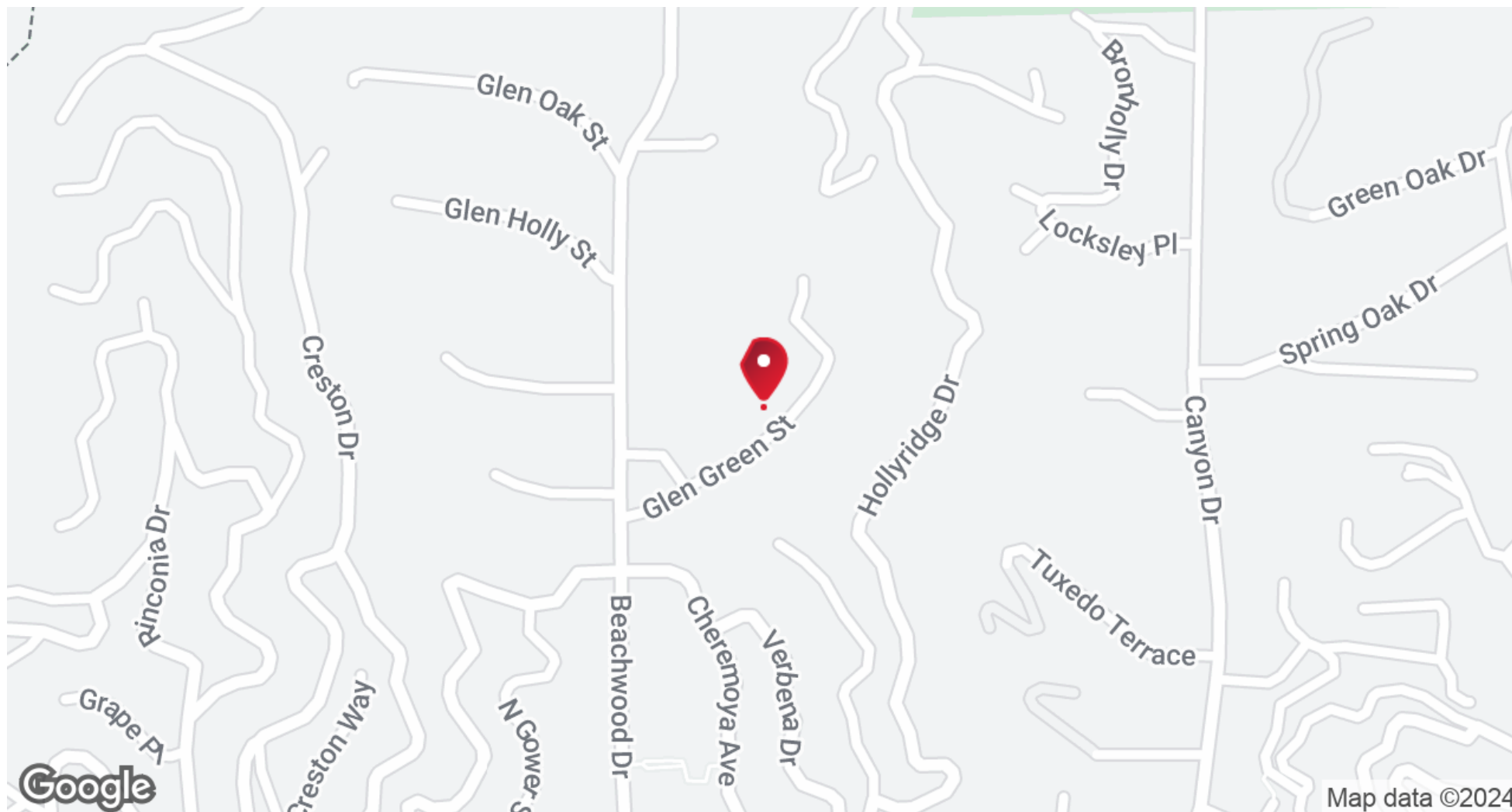
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2561 GLEN GREEN STREET

# LOCATION MAP



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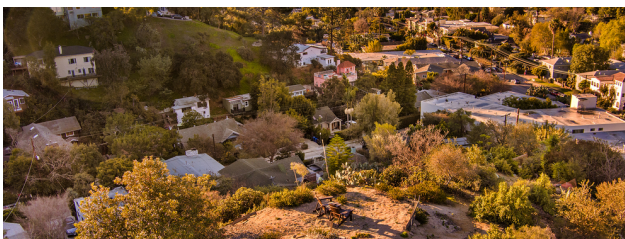
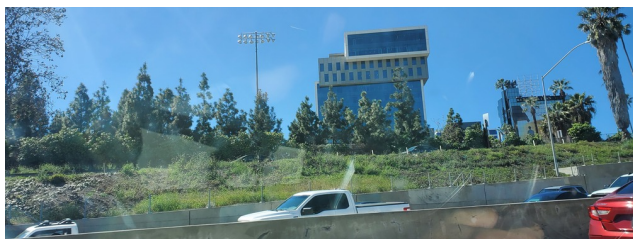
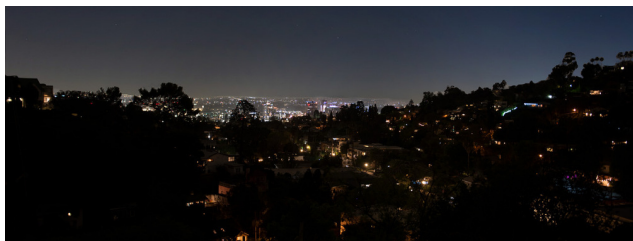
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# //ADDITIONAL PHOTOS



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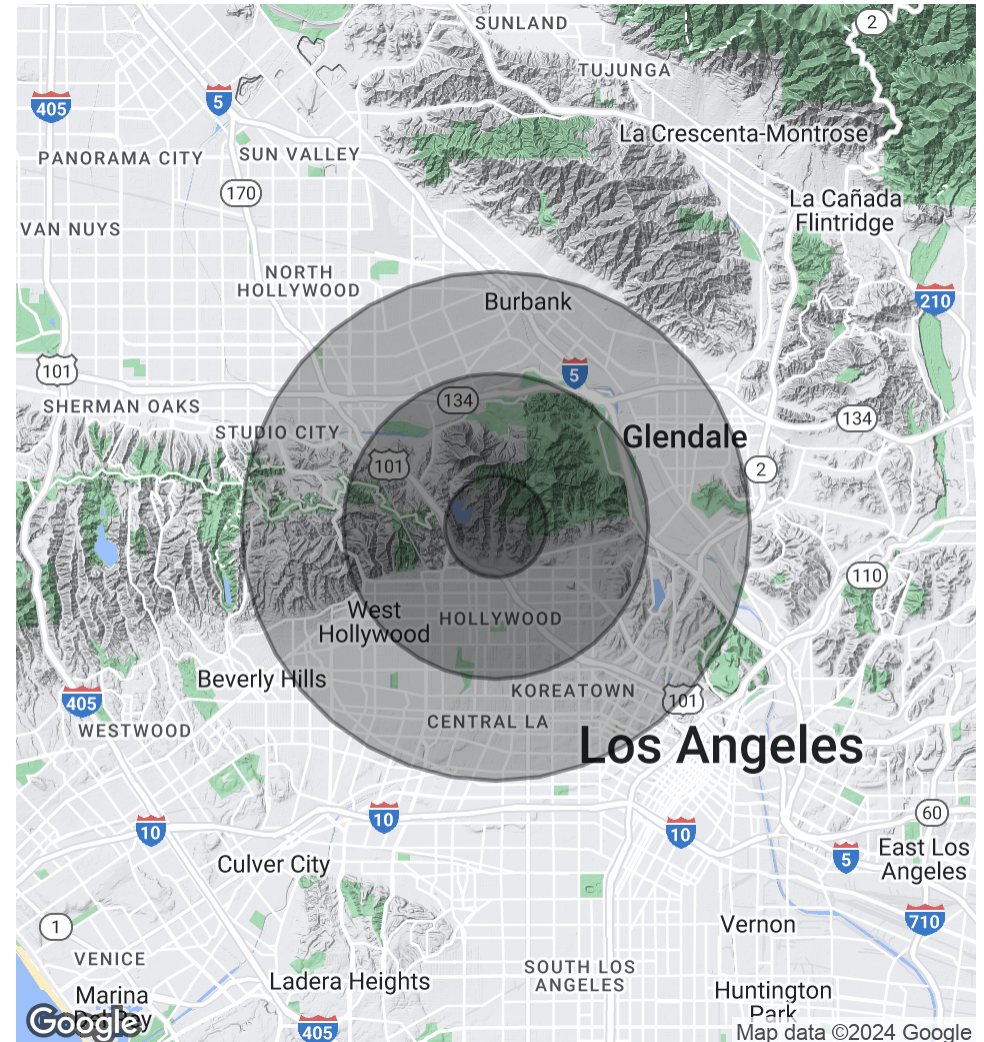


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,600	244,681	901,147
Average Age	38.9	36.5	36.4
Average Age (Male)	39.6	35.9	35.8
Average Age (Female)	38.5	37.5	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,720	114,390	391,942
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$99,694	\$69,627	\$72,570
Average House Value	\$910,750	\$827,750	\$755,031

\* Demographic data derived from 2020 ACS - US Census



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