



0.97 - 1.02 AC of Land
Sale Price: \$12.50 - \$12.96 PSF

Waterford Crossing is located on the NE corner of 156th and Ida Street. This intersection is undergoing multiple development projects including a future OPS High School, an existing 294-unit apartment project, a recently built Casey's General Store and new storage project. Residential development has been strong in the area. With the announcement of the future OPS High School, more commercial and residential development is set to come.

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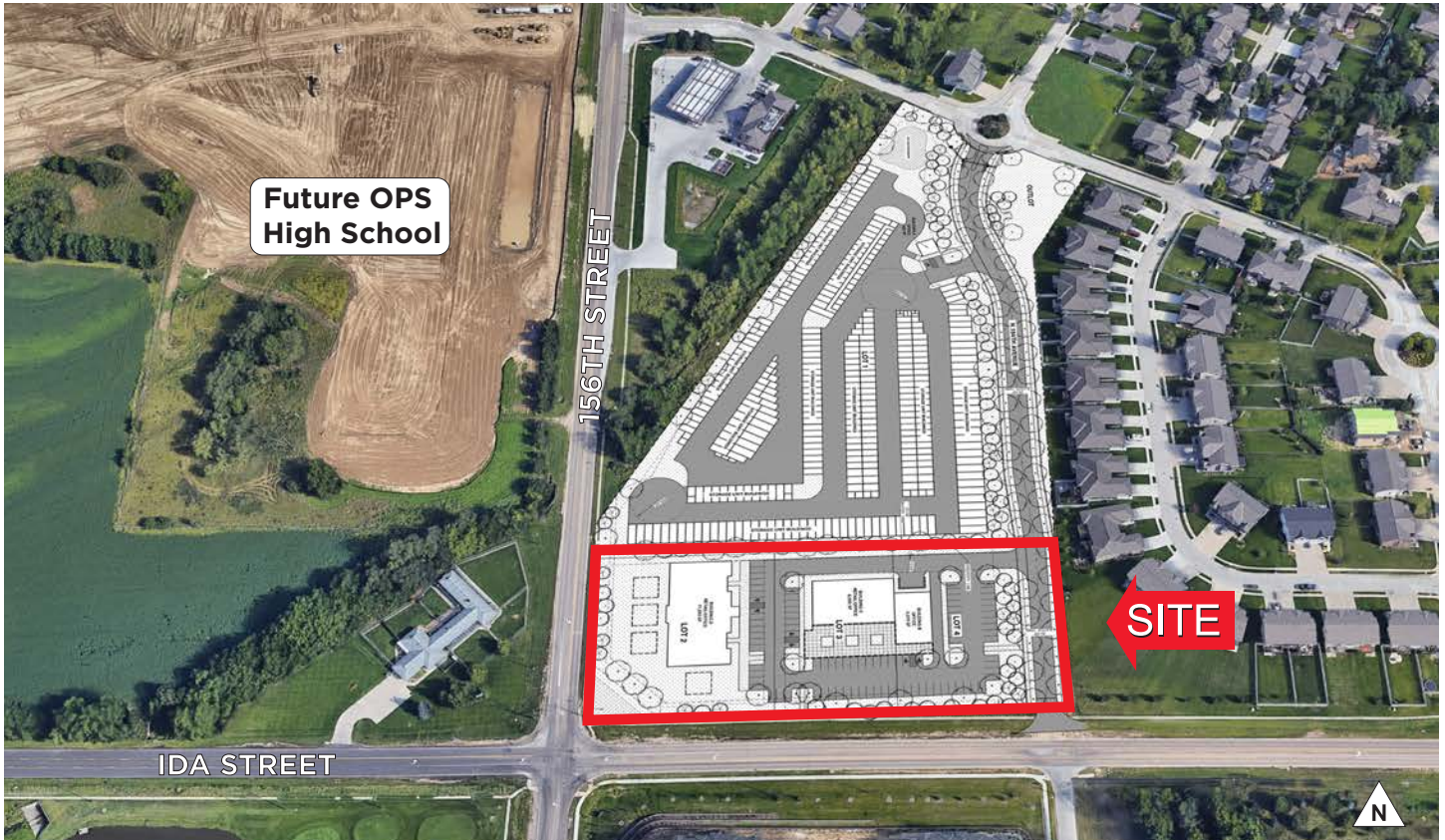
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Property Highlights

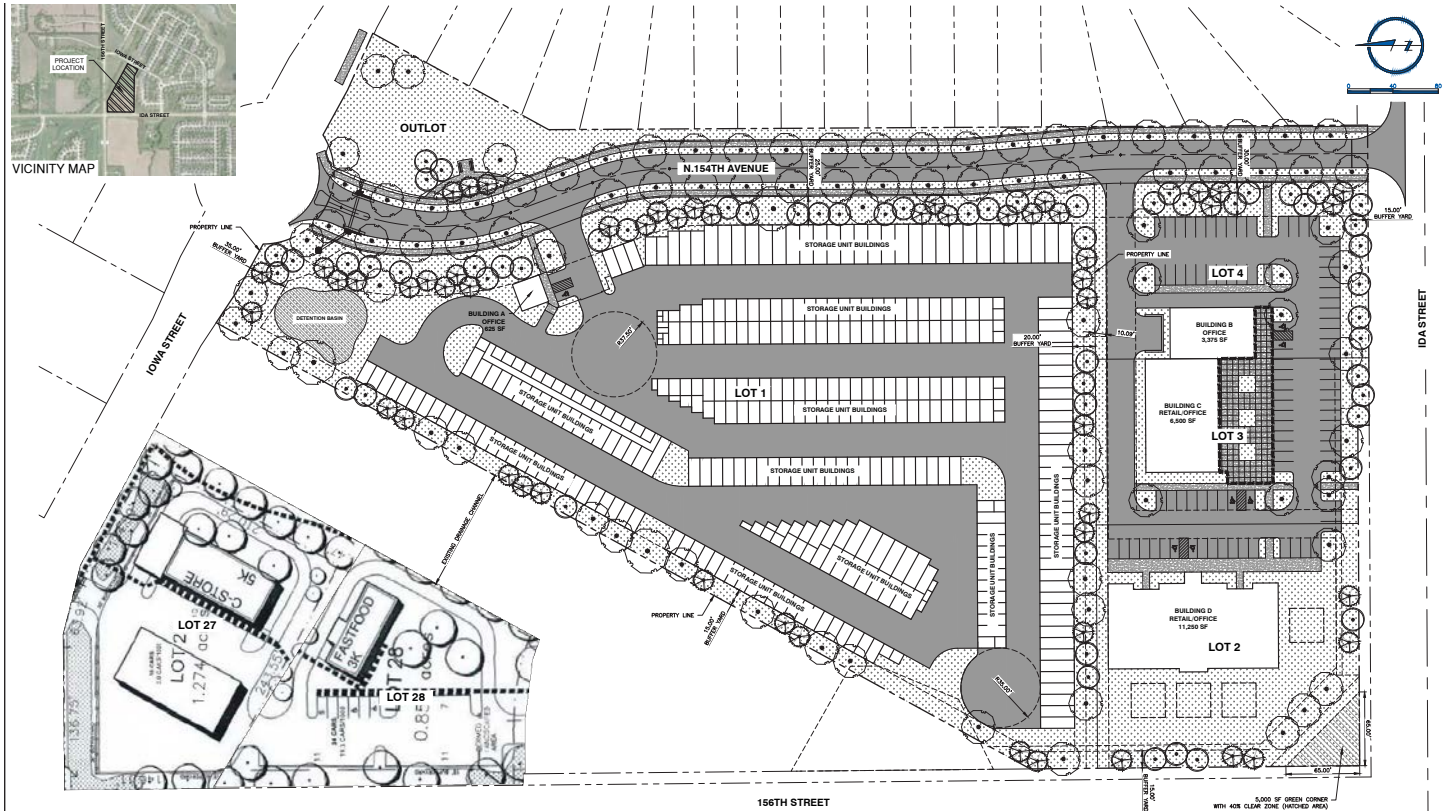
Sale Price	\$12.50 - 12.96 PSF
Gross Acres	2.67 AC
Total Contiguous	116,099 SF
Zoning	MU
Lot Dimensions	Irregular
Utilities	On-site

Demographics

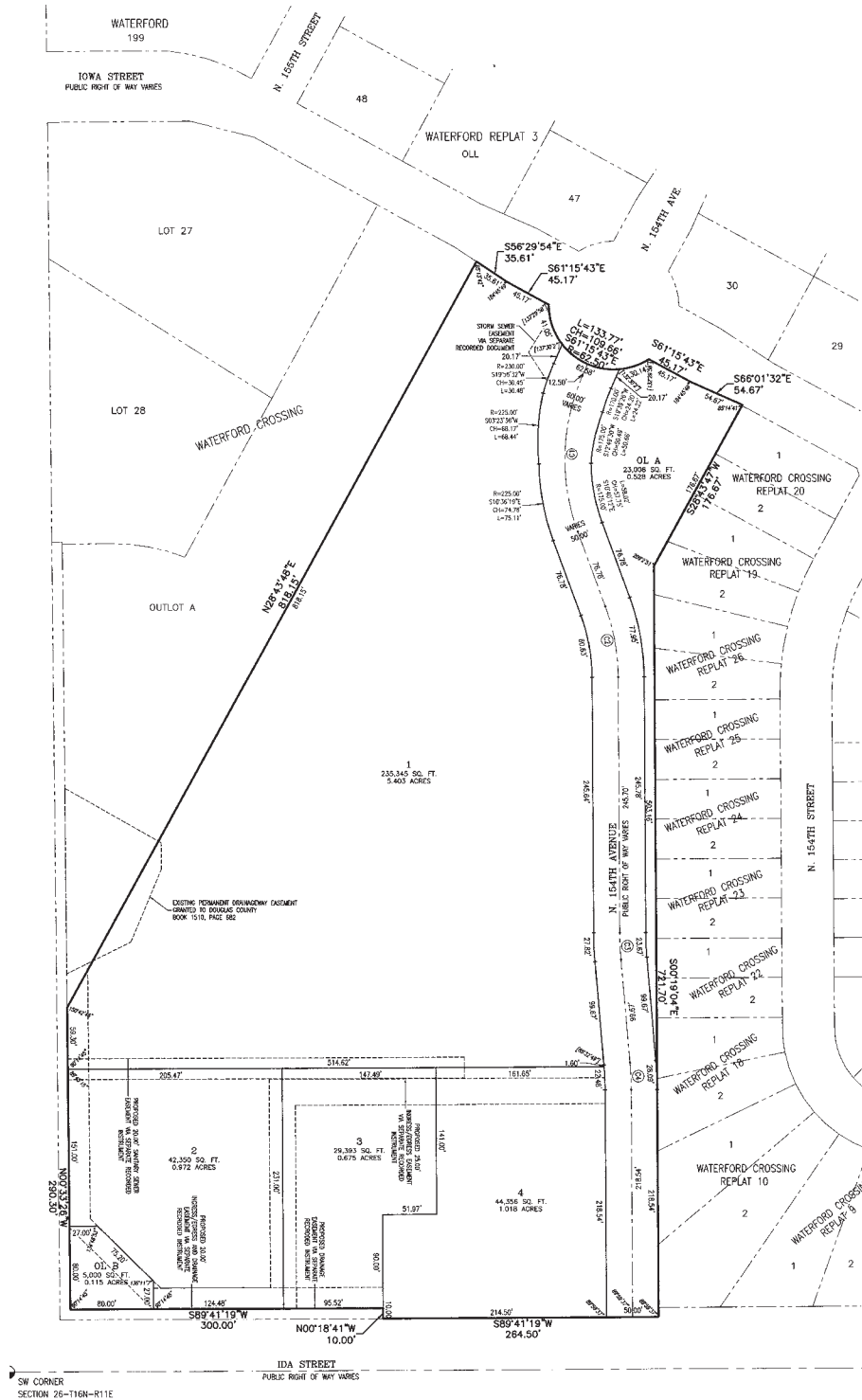
	Population	Median HH Income	No. of Households
1-mile	9,383	\$119,704	2,850
3-mile	51,478	\$96,918	18,807
5-mile	126,563	\$84,569	48,714

Lot	Acres	Price PSF	Total Price
2	0.972	\$12.96	\$548,856
3	0.675	\$12.50	\$367,413
4	1.018	\$12.50	\$554,450

Proposed Site Plan



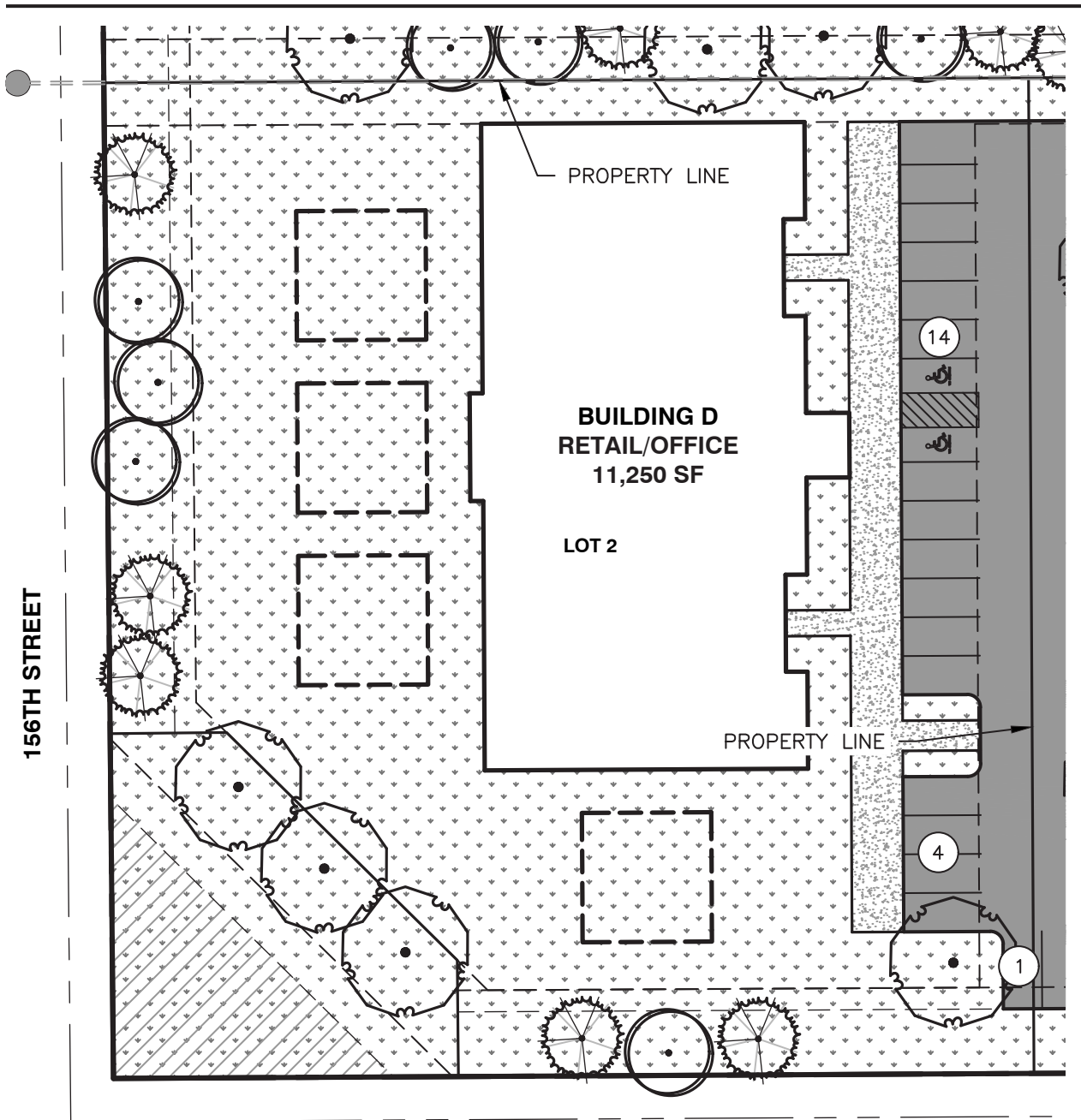
Final Site Plan



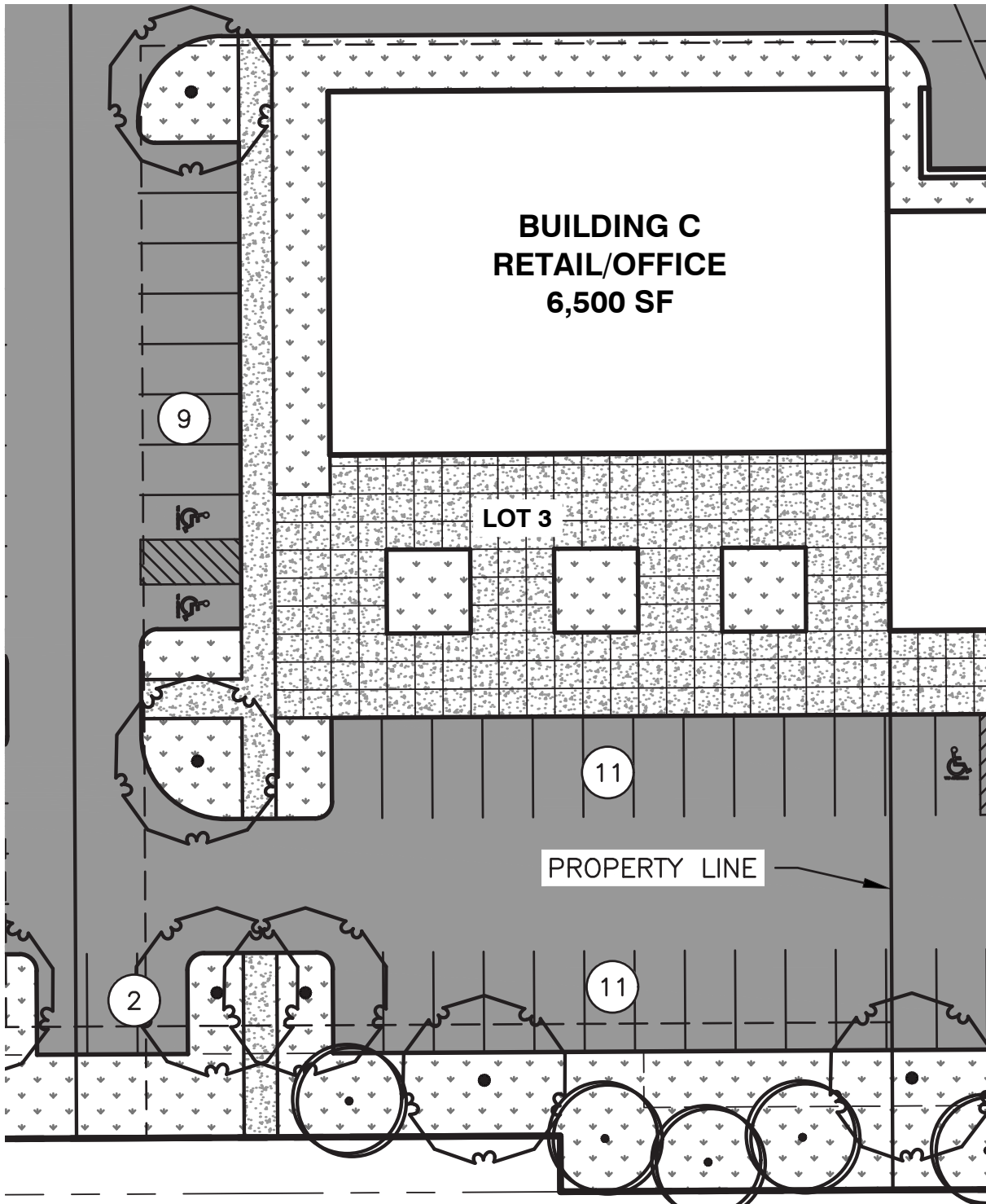
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Proposed Site Plan - Lot 2



Proposed Site Plan - Lot 3



Proposed Site Plan - Lot 4

