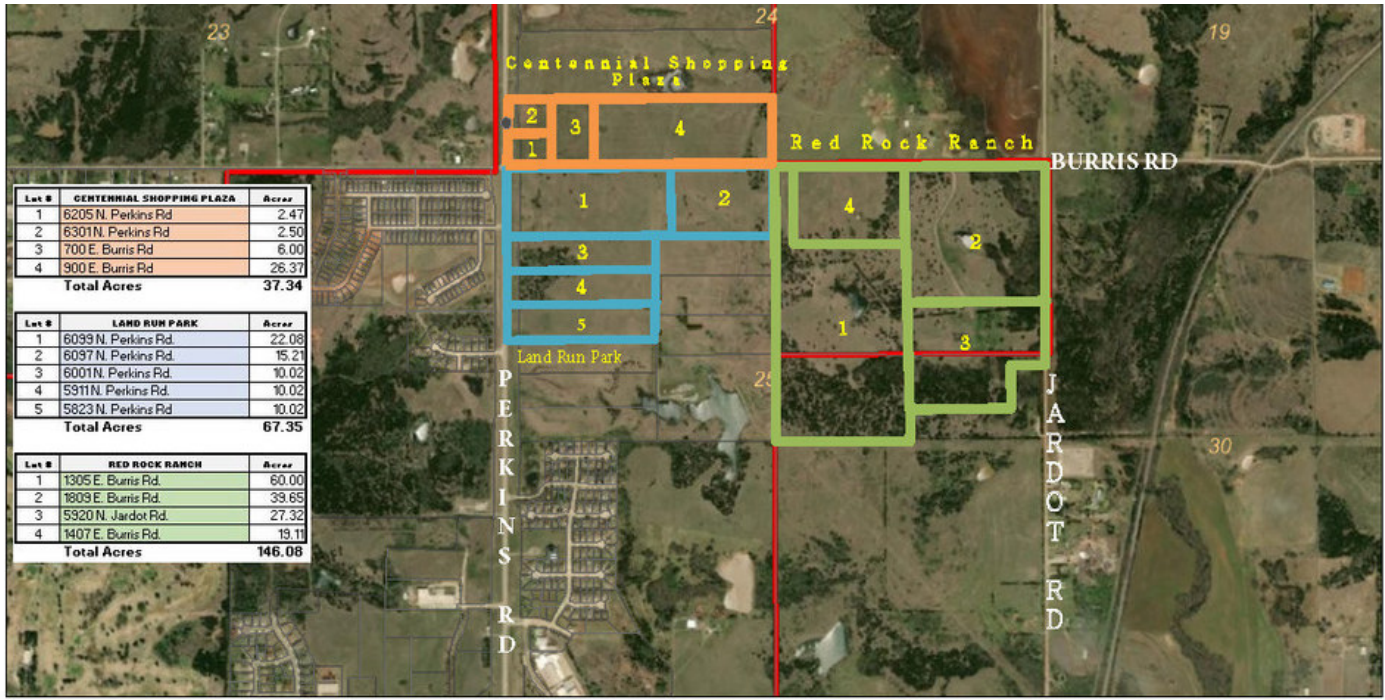


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Price:	\$480,123 - \$1,322,475
Total Price:	\$3,382,324.00
Lot Size:	67.35 Acres
Price / Acre:	\$50,220
Zoning:	IG - General Industrial
Market:	North of Stillwater

PROPERTY OVERVIEW

10.02 - 67.35 Acres of land available for development. Five (5) Lots can be sold together or separate.

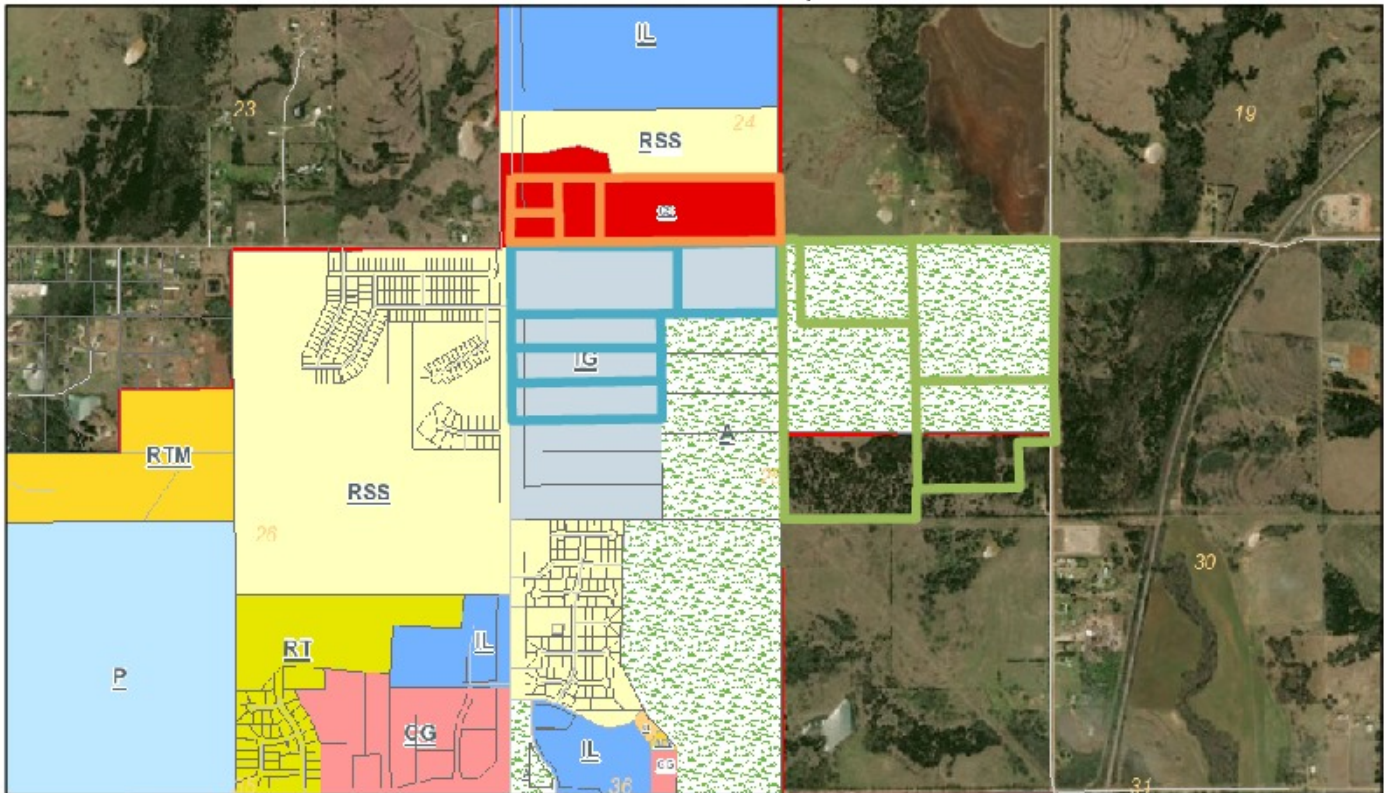
PROPERTY HIGHLIGHTS

- Flexible Lot Sizes
- Utilities on Site
- New housing development across West of Perkins w/ over 200 homes.
- Agent (Caleb Weaver) related to seller

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ADDITIONAL PHOTOS

Stillwater Web Map



10/21/2020, 11:43:56 AM

- | | | | | | |
|------------|---------|---------|--------------------------|--------------------------|-------------------|
| Zoning PUD | O_PUD | RSL_PUD | Zoning | CS - Commercial Shopping | NTZ |
| CB_PUD | HR_PUD | RSS_PUD | A - Agricultural | HR - Highrise | O - Office |
| CG_PUD | RML_PUD | RT_PUD | CB - Commercial Business | IG - General Industrial | P - Public |
| CS_PUD | RML_PUD | RTM_PUD | CG - Commercial General | IL - Light Industrial | RMH - Mobile Home |

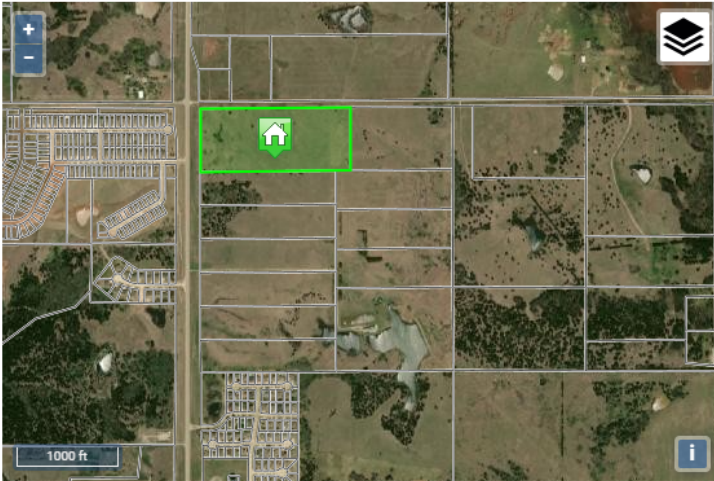
1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web-AppBuilder for ArcGIS
City of Stillwater

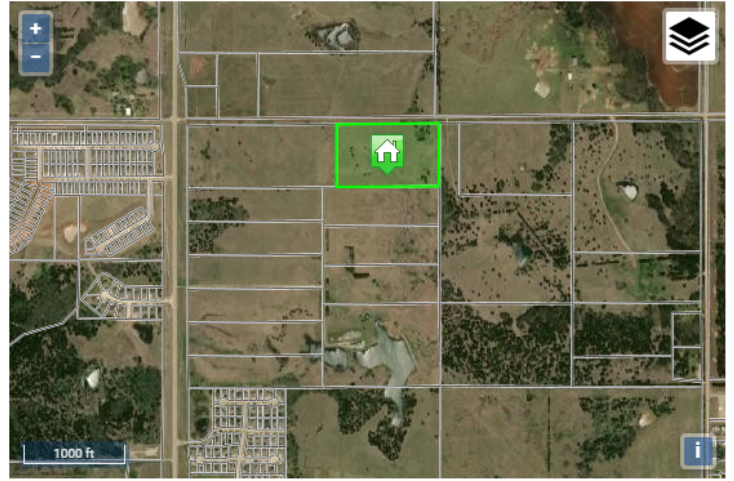
Stillwater Zoning Map - Blue Outlined Parcels

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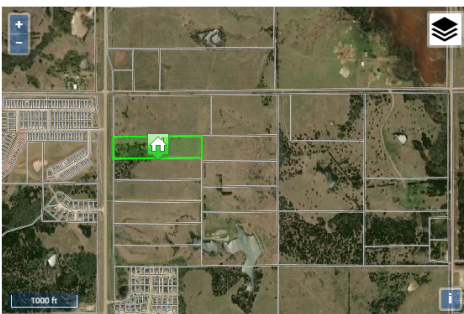
ADDITIONAL PHOTOS



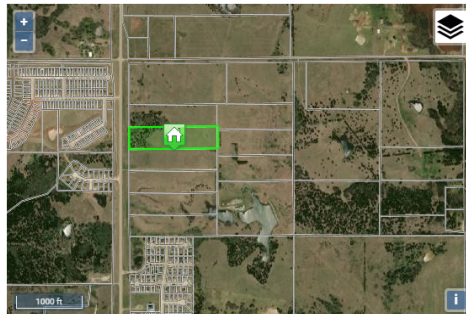
Lot 1 +/- 22.08 acres - \$1,322,475.00



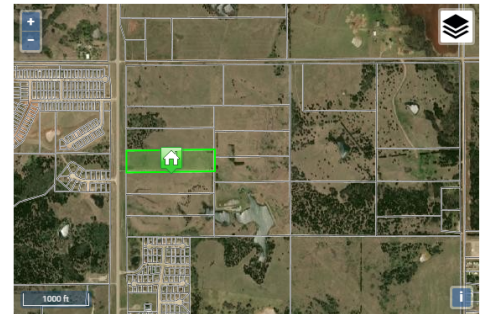
Lot 2 +/- 15.21 acres - \$619,482.00



Lot 3 +/- 10.02 acres - \$480,123.00



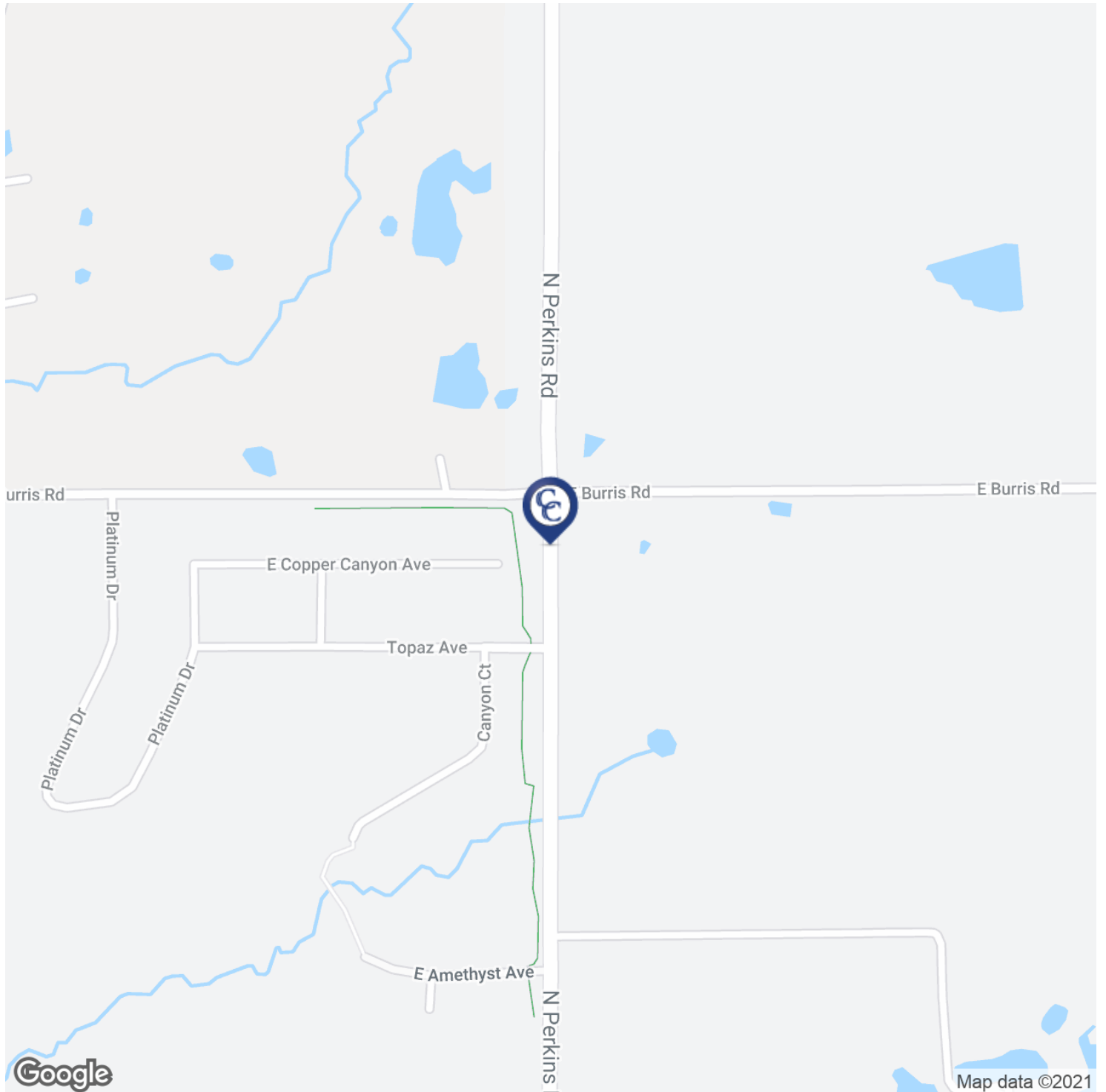
Lot 4 +/- 10.02 acres - \$480,123.00



Lot 5 +/- 10.02 acres - \$480,123.00

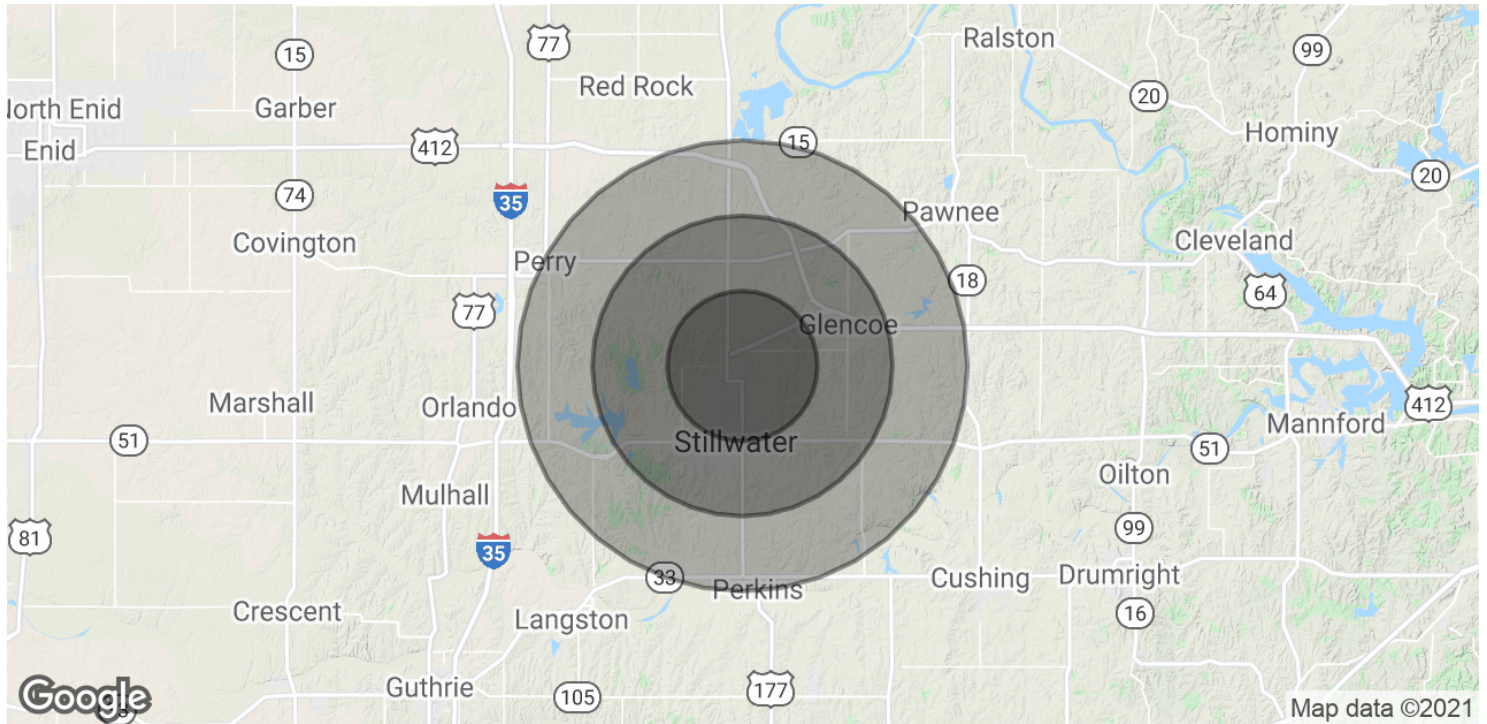
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	32,527	61,516	70,311
Average age	24.6	27.2	28.7
Average age (Male)	24.5	26.2	27.5
Average age (Female)	24.7	28.1	29.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	12,986	24,224	27,393
# of persons per HH	2.5	2.5	2.6
Average HH income	\$37,485	\$46,326	\$48,420
Average house value	\$144,944	\$169,007	\$169,584

* Demographic data derived from 2010 US Census

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