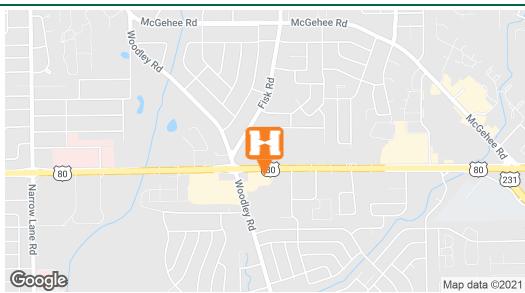
DEVELOPMENT | LAND FOR SALE **2340 E SOUTH BOULEVARD**







OFFERING SUMMARY

Sale Price:	\$247,500
Available SF:	
Lot Size:	9.9 Acres
Price / Acre:	\$25,000

PROPERTY OVERVIEW

Located in a qualified Opportunity Zone, this 9.9 acre parcel with access from Dorchester Drive and South East Blvd. 9.9 acre parcel with access from Dorchester Drive and South East Blvd. Good for many commercial uses. Neighboring businesses are O'Reily's Auto Parts, Captain D's Seafood, Rite Aid Drug Store, Advanced Auto, Goo Goo Car wash, many restaurants and convenience stores. Located just off the South East Boulevard within close proximity to US Highway 231 South, and I-85.

PROPERTY HIGHLIGHTS

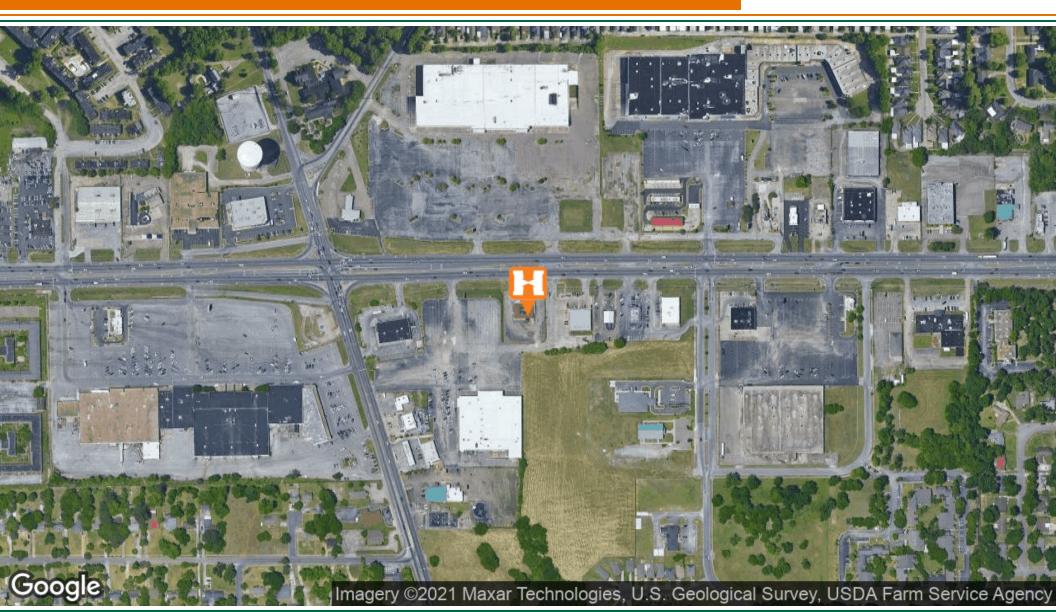
- Qualified Opportunity Zone
- Close Proximity to U.S Highway 231 and Interstate 65

PAUL HODGES

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THE RIGHT PLACE. THE RIGHT SPACE.

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.



LOCATION MAPS

2340 E SOUTH BOULEVARD | LAND FOR SALE



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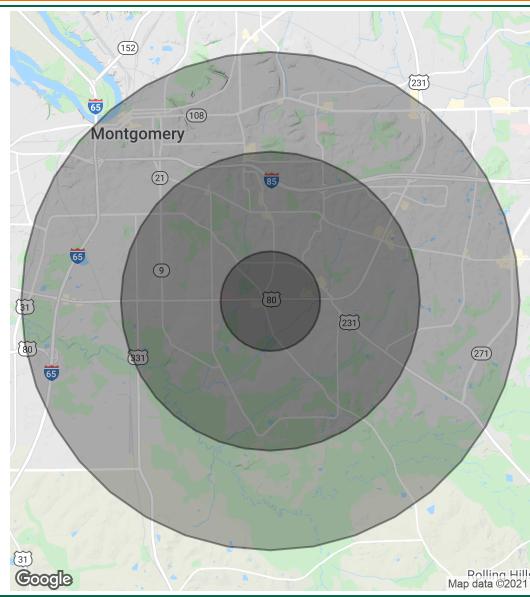
2340 E SOUTH BOULEVARD | LAND FOR SALE DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,519	69,364	146,921
Average age	35.1	33.0	34.2
Average age (Male)	30.5	30.1	31.8
Average age (Female)	38.0	35.2	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,628	26,369	57,827
# of persons per HH	2.3	2.6	2.5
Average HH income	\$62,367	\$62,203	\$55,955
Average house value	\$209,298	\$176,748	\$165,383

* Demographic data derived from 2010 US Census



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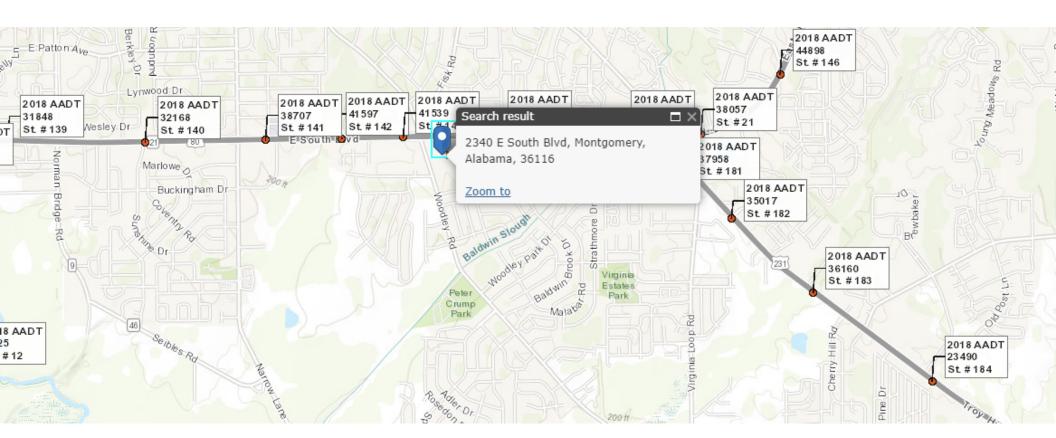
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