

NORTHEAST DEVELOPMENT LAND FOR SALE

SE/C 53RD AND ROCK ROAD

FOR SALE

ROCK RD.

E. 53RD ST. N.



SALE PRICE: Contact Broker
SITE ACRES: 8.40 Acres
SITE SF: 365,904 SF
ZONING: C-1
2024 Taxes: General: \$32.87
Specials: \$5.00

PROPERTY HIGHLIGHTS

- Prime development land for sale in Bel Aire.
- Utilities to site.
- Close proximity to K-254.

DEMOGRAPHICS

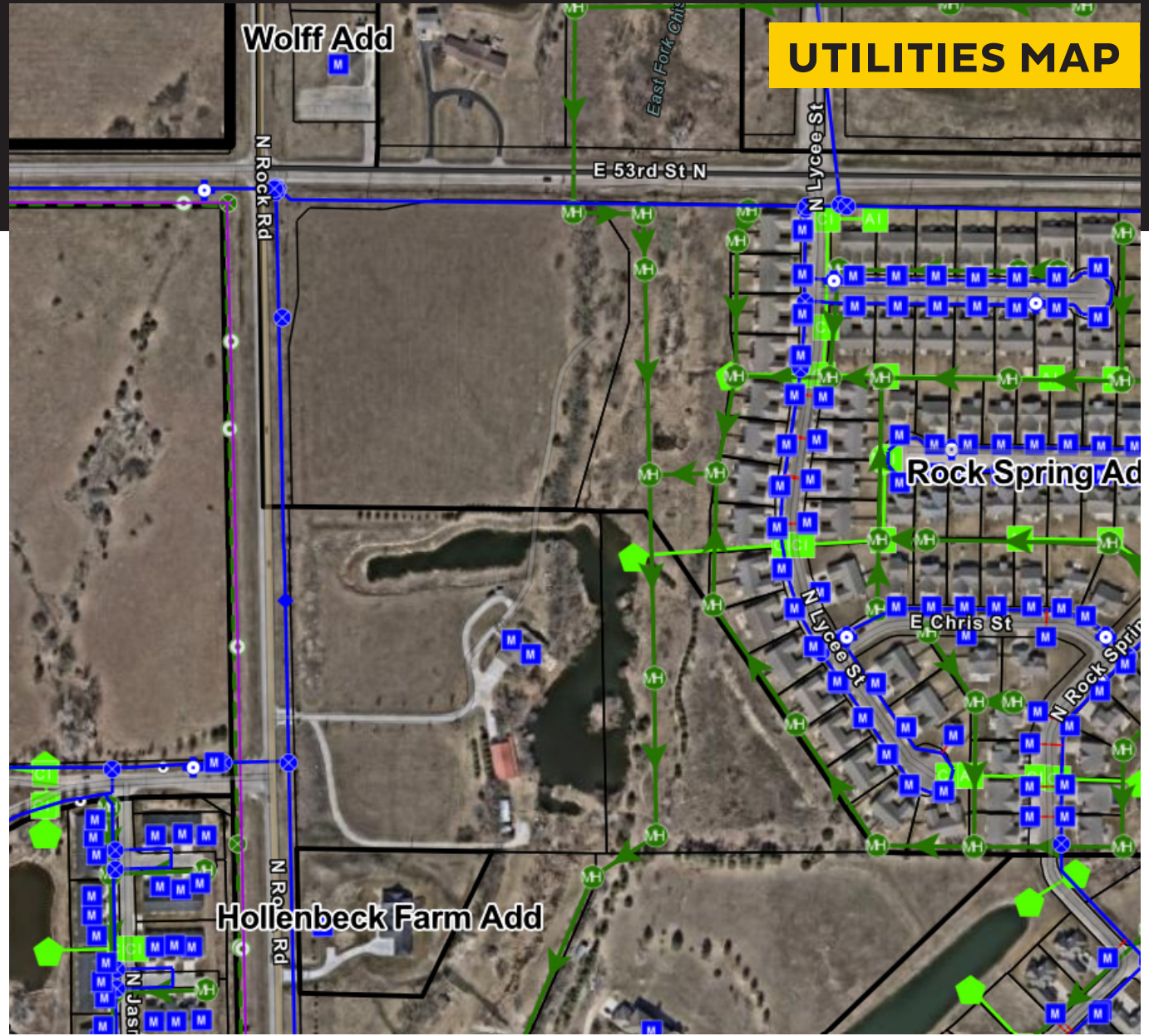
| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 1,169 | 16,610 | 52,274 |
| Avg. HH Income | \$115,337 | \$111,884 | \$120,609 |
| Median Age | 37.9 | 36.4 | 37.0 |

TRAFFIC COUNTS

| | |
|------------------|--------------------|
| 53rd and Webb | Approx. 4,735 VPD |
| Hwy 254 and Webb | Approx. 14,891 VPD |

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