

For Sale  
**Land**  
48,018 SF



## Commercial Development Land

Goddard Road & Kellogg Avenue

### Property Highlights

- Lot Size: 48,018 SF (1.1 Acres)
- Zoning: C2 - General Business District
- Sale Price: \$287,500 (\$6/SF)
- 2019 Taxes: \$2,201.78

### Property Description

Commercial development opportunity located near the northwest corner of Goddard Road (199th St W) & West Kellogg Avenue, in the developing retail/service corridor of Goddard. This property features excellent visibility from Kellogg Avenue/ U.S. Highway 54.

### OFFERING SUMMARY

Sale Price:	\$287,500
Lot Size (AC):	1.1 Acres
Lot Size (SF):	48,018 SF
Zoning	C2- General Business District

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	581	5,274	32,563
Total Population	1,682	15,686	87,917
Average HH Income	\$62,142	\$87,883	\$82,096

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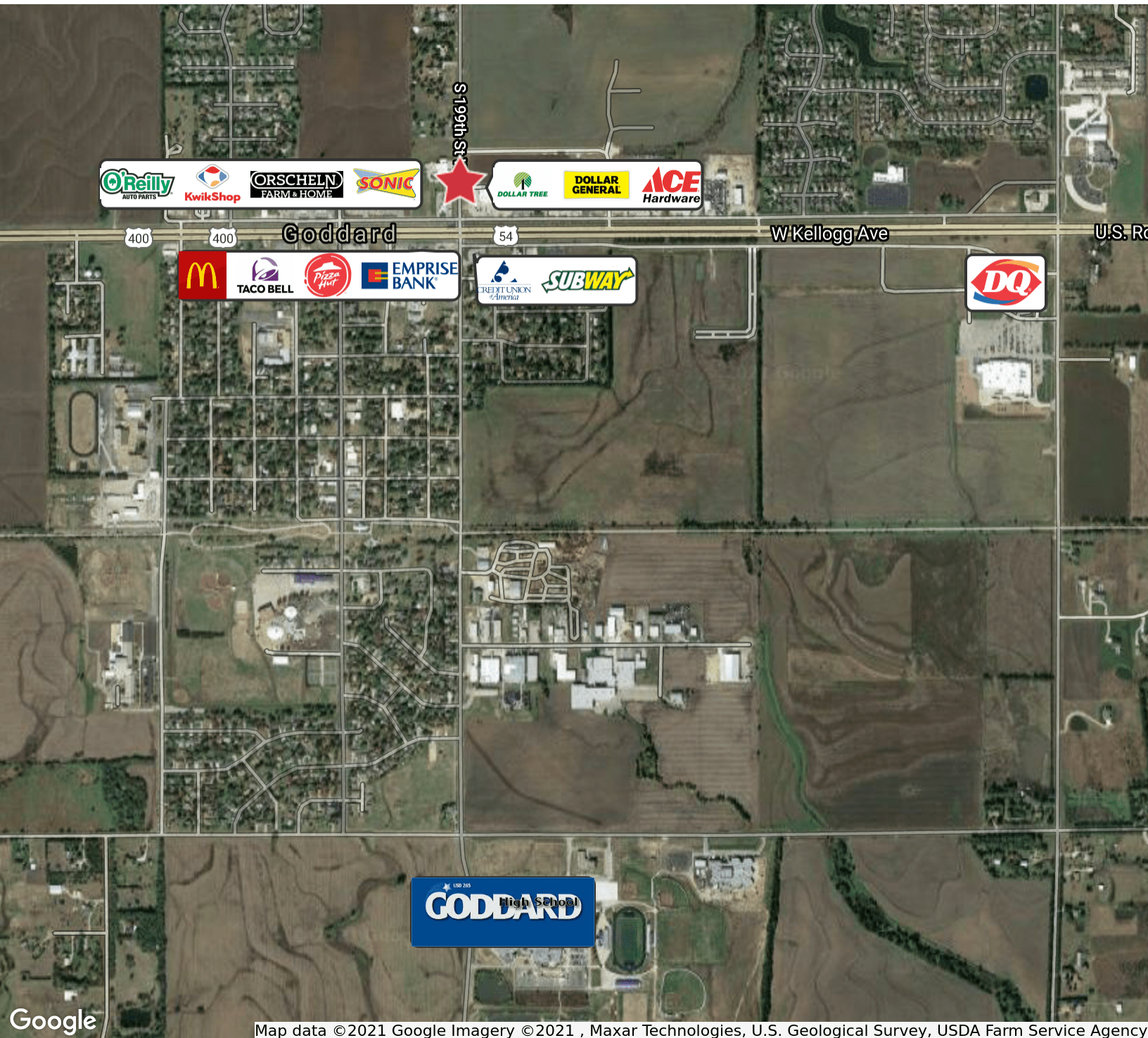
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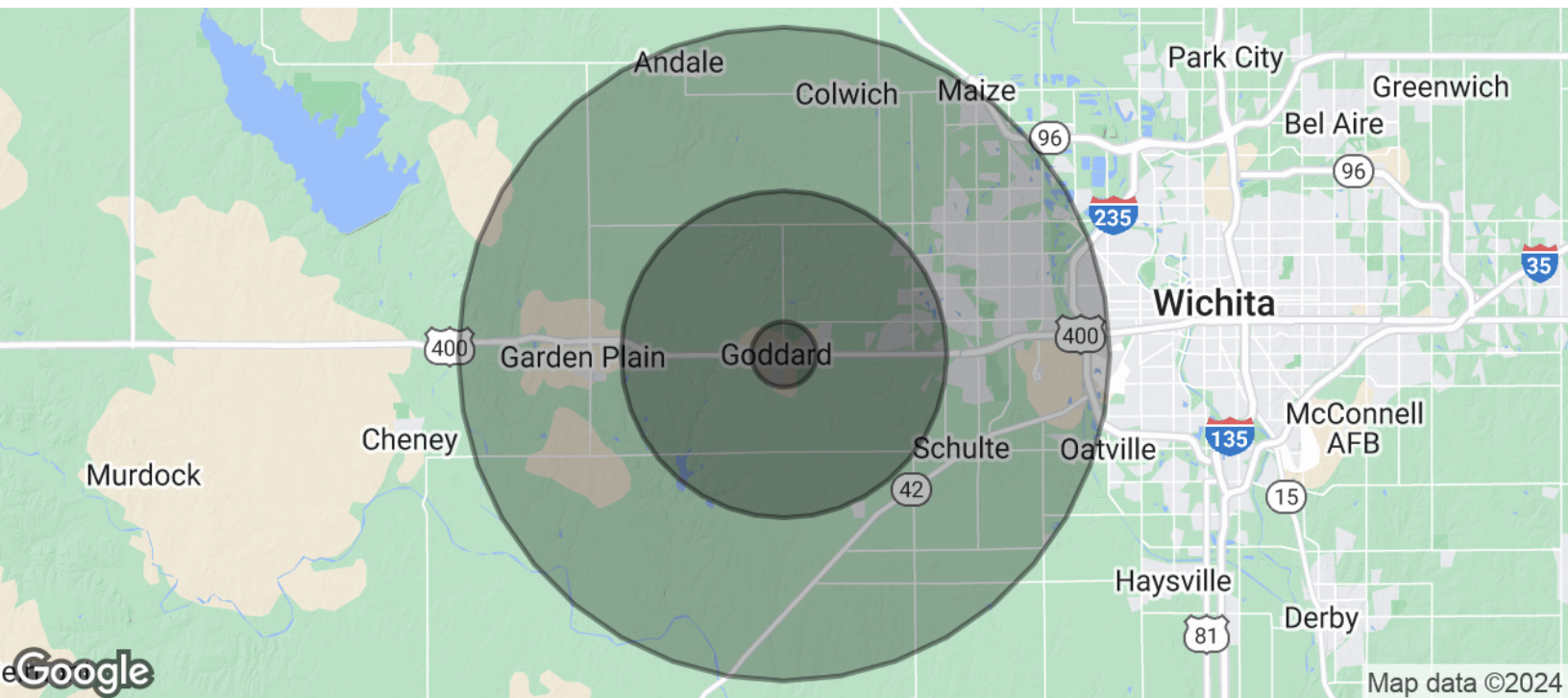




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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,682	15,686	87,917
Average age	30.0	32.8	36.5
Average age (Male)	27.9	32.1	36.3
Average age (Female)	32.5	33.8	37.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	581	5,274	32,563
# of persons per HH	2.9	3.0	2.7
Average HH income	\$62,142	\$87,883	\$82,096
Average house value		\$228,719	\$173,115

\* Demographic data derived from 2020 ACS - US Census

