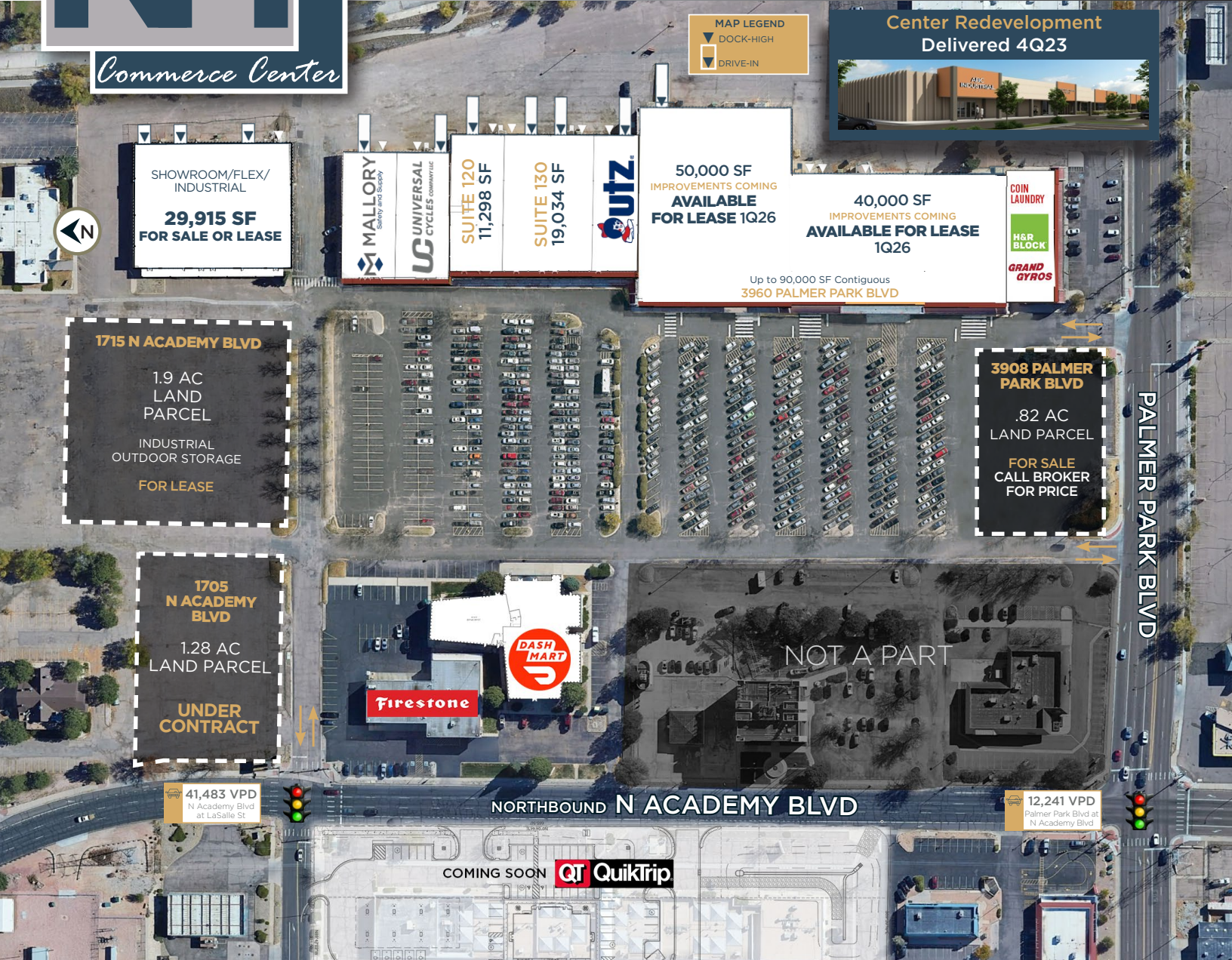




LAND PARCELS FOR SALE

AT RUSTIC HILLS COMMERCE CENTER



1705 N Academy Blvd	
Parcel Size	1.28 AC
Price	UNDER CONTRACT
Zoning	M1

3908 Palmer Park Blvd	
Parcel Size	.82 AC
Price	\$464,349.6 (\$13/SF)
Zoning	M1

RUSTIC HILLS COMMERCE CENTER

NEC NORTH ACADEMY BLVD & PALMER PARK BLVD



5 MILES TO
DOWNTOWN



8 MILES TO
BRIARGATE



9 MILES TO
COS AIRPORT



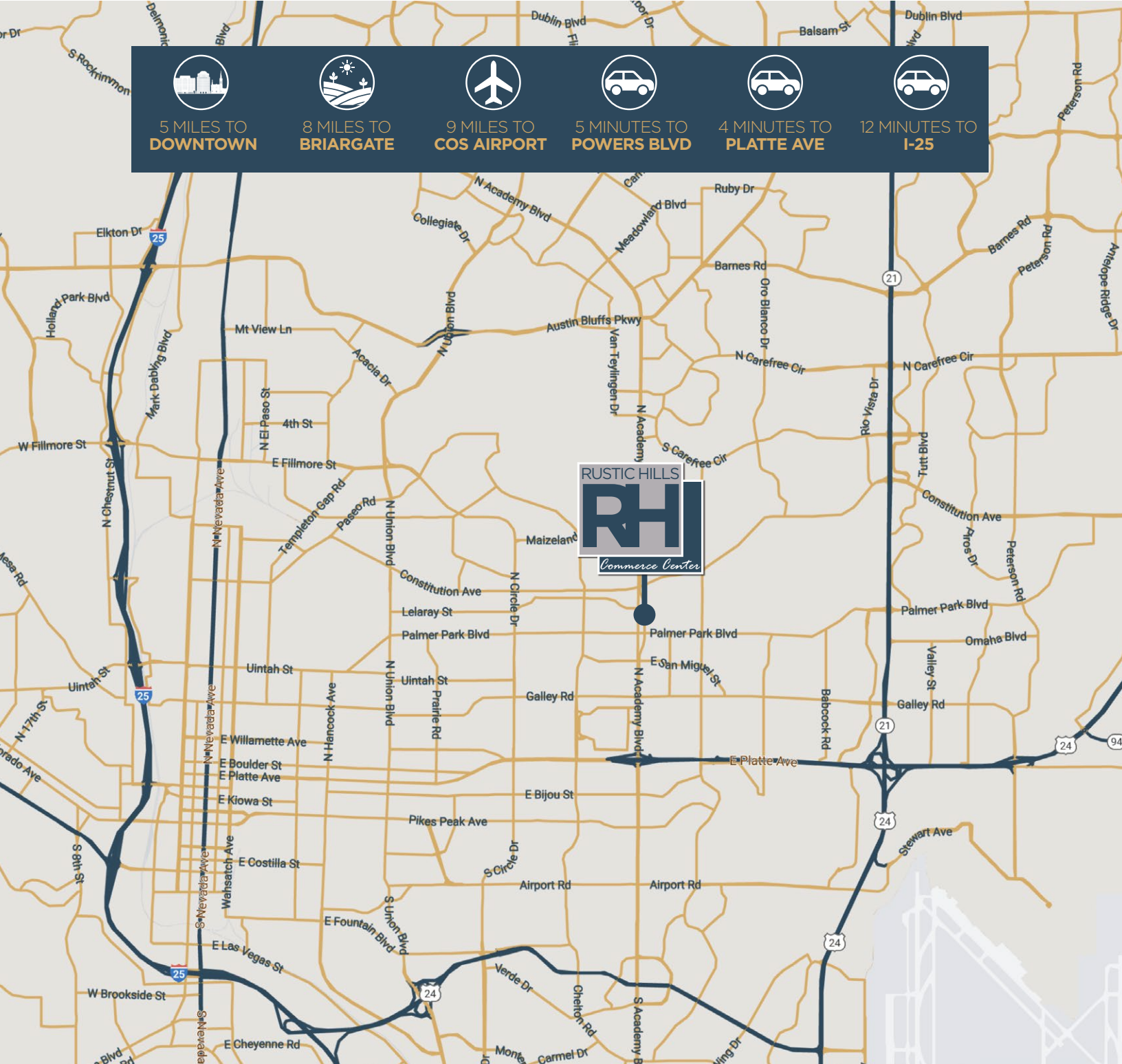
5 MINUTES TO
POWERS BLVD



4 MINUTES TO
PLATTE AVE



12 MINUTES TO
I-25



Area Demographics	1 Mile	3 Miles	5 Miles
2023 Population	15,912	124,069	296,317
2028 Projected Population	16,114	125,998	302,200
2023 Households	6,614	52,312	120,430
Average Household Income	\$64,736	\$67,794	\$76,300

Traffic Counts	VPD
N Academy Blvd at Constitution Ave S (2022)	46,914
N Academy Blvd at E La Salle St (2022)	41,483
N Academy Blvd at Constitution Ave N (2022)	45,923



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