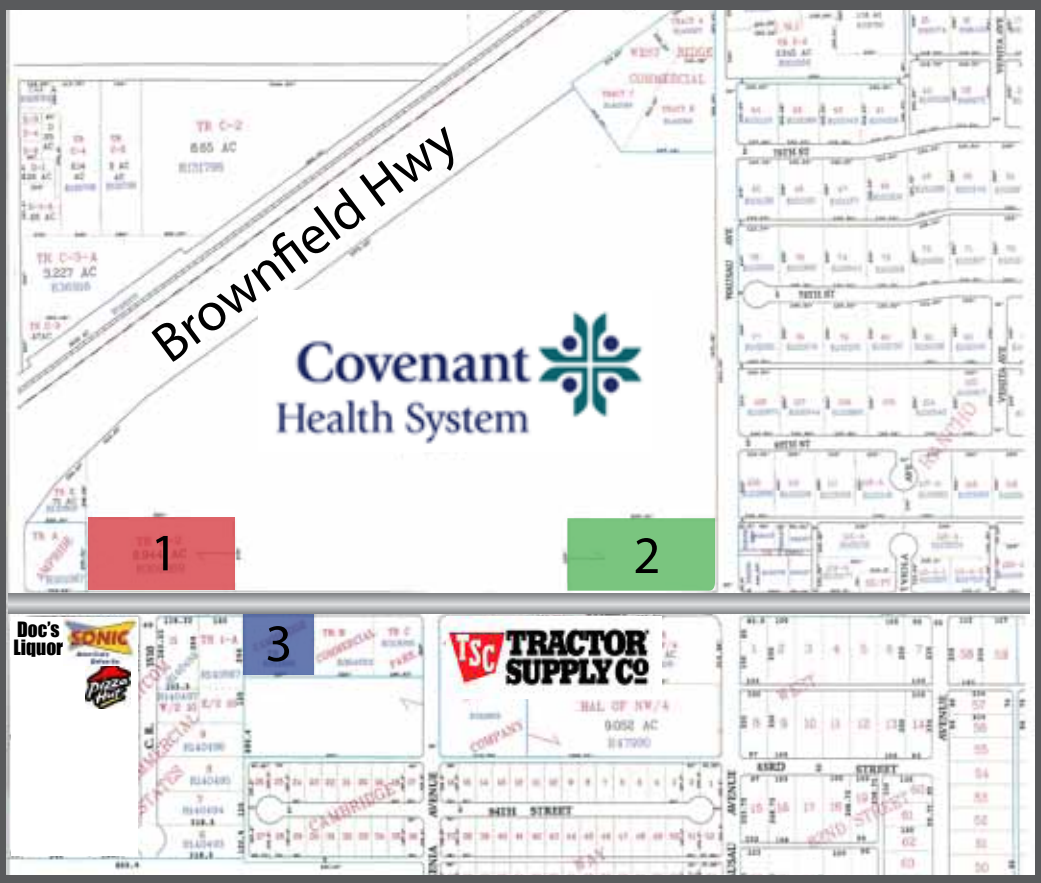
West 82nd Street



TRACT 1

TRACT 2

TRACT 3

WESTAR
COMMERCIAL REALTY

Available Tracts:	Tract 1 (550' x 275') ..... 3.472 AC @ $6.75/SF
	Tract 2 (550' x 275') ..... 3.472 AC @ $6.75/SF
	Tract 3 ..... 1.327 AC @ $8.50/SF
Zoning:	IHC (Interstate Highway Commecial)
Platting:	Tracts 1 & 2 have not been platted. Tract 3 has been platted.
2008 Taxes:	Tracts 1 & 2 - $3,994.84 each Tract 3 - $6,940.00
Utilities:	Tract 3 has all utilities to the site. Tract 1 & 2 have water to the site, **Sewer has been installed to tracts 1 & 2.**

The Westar Team

Bill Young, Principal Broker
Barry Comiskey, CCIM
Kevin Watt

Cindy Snell
Donna Currey Barnes, GRI, CLA
Cliff Watt, CCIM

David Powell
Allan Rosen

John Owens
Burl Greaves
Blake Truett

Demographics:	1 mile	3 mile	5 mile
Average Home Income	$82,880	$69,424	$57,286
Median Home Income	$64,136	$57,464	$41,602
Population	1,579	16,296	71,292

• Tract 2 located on the NWC of 82nd St. & Wausua Ave. with 550' of frontage. Tract 1 is located next to AmPride C-Store near the intersection of Hwy 62/82 and 82nd St and is across the street from the new Sonic and Pizza Hut and also has 550' of frontage on 82nd St. Tract 3 is lcated West of the Tractor Supply Store and near the intersection of Hwy 62/82 and is situated on the South side of 82nd St.

200_BY_03/09

806.797.3231

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Alcove Ave
County Rd 7050
82
62
Covenant Health System
1
2
3
82nd St
Doc's Liquor
SONIC
Zadar Ave
TRACTOR SUPPLY CO
Wausau Ave
74th St
76th St
78th St
80th St
83rd St
85th St
87th St
Urbana Ave
Venita Ave
Valencia Ave
Upland Ave