

LAND FOR SALE
MARCH 2024

518 E ROYCE

stirling



OFFERING SUMMARY

Sale Price: \$650,000

Lot Size: 1.15 Acres

Zoning: C-1

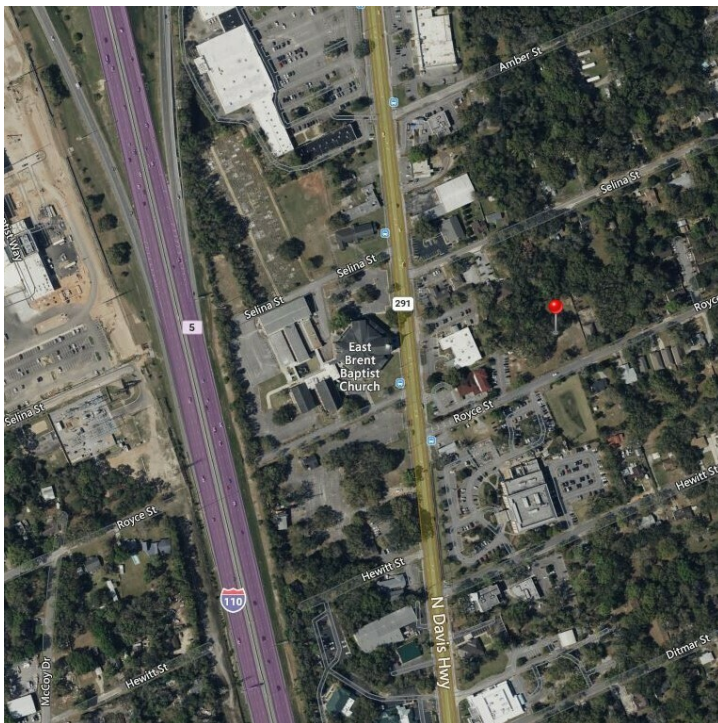
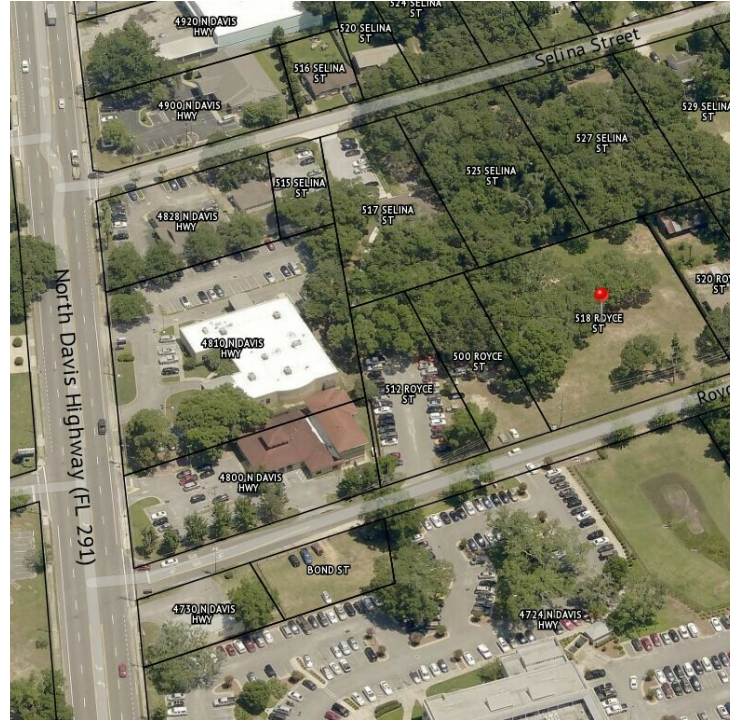
Price / SF: \$13.01

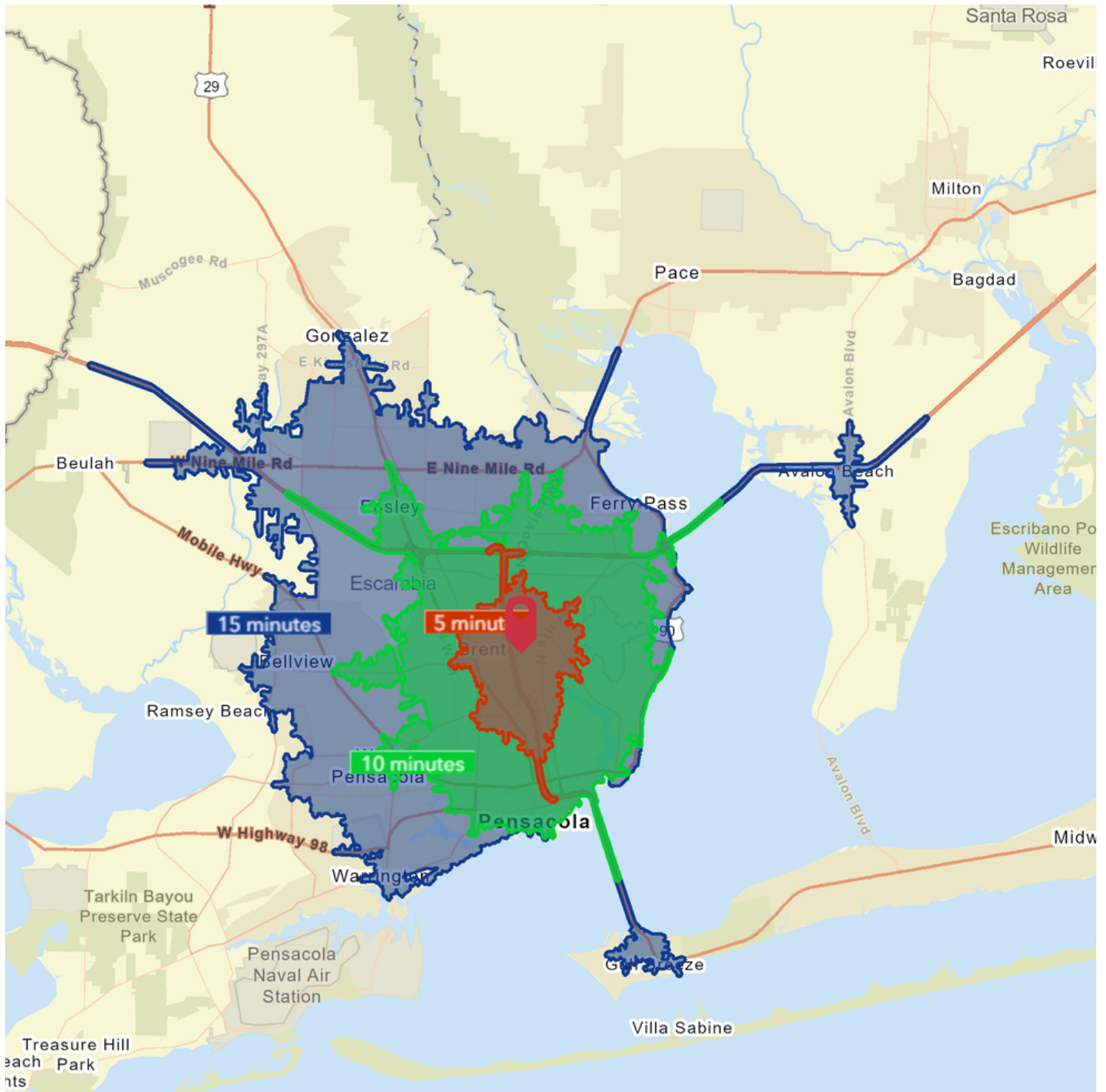
PROPERTY OVERVIEW

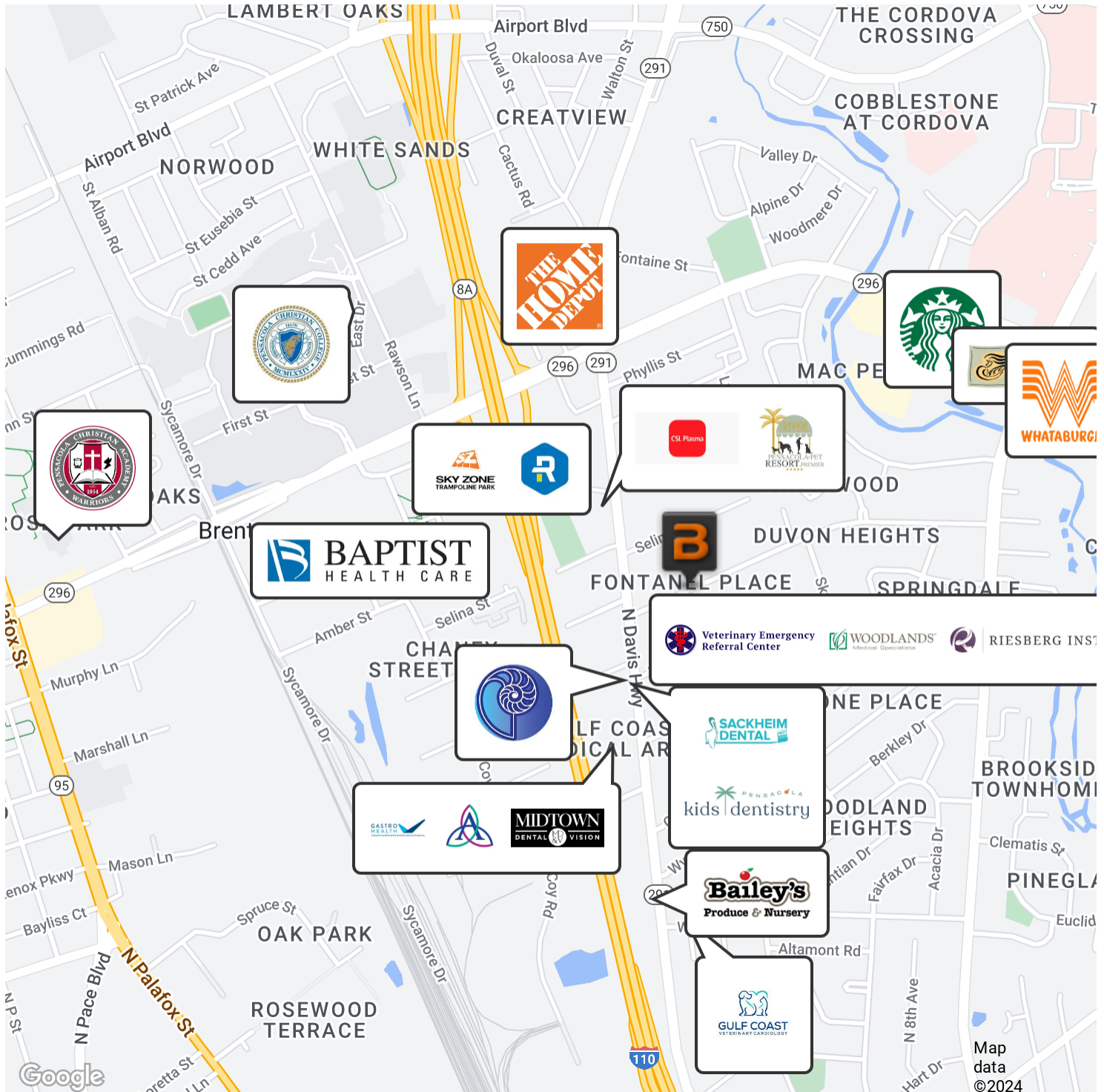
Stirling Properties proudly presents 518 Royce Street, ideally situated just off the Davis Hwy Medical corridor. This 1.15-acre parcel features a flat and dry terrain. Zoned C-1, which allows for a range of retail uses, it also allows for the construction of up to 35 units per acre. The Property benefits from roughly 200' of frontage on Royce St & is about 250' deep.

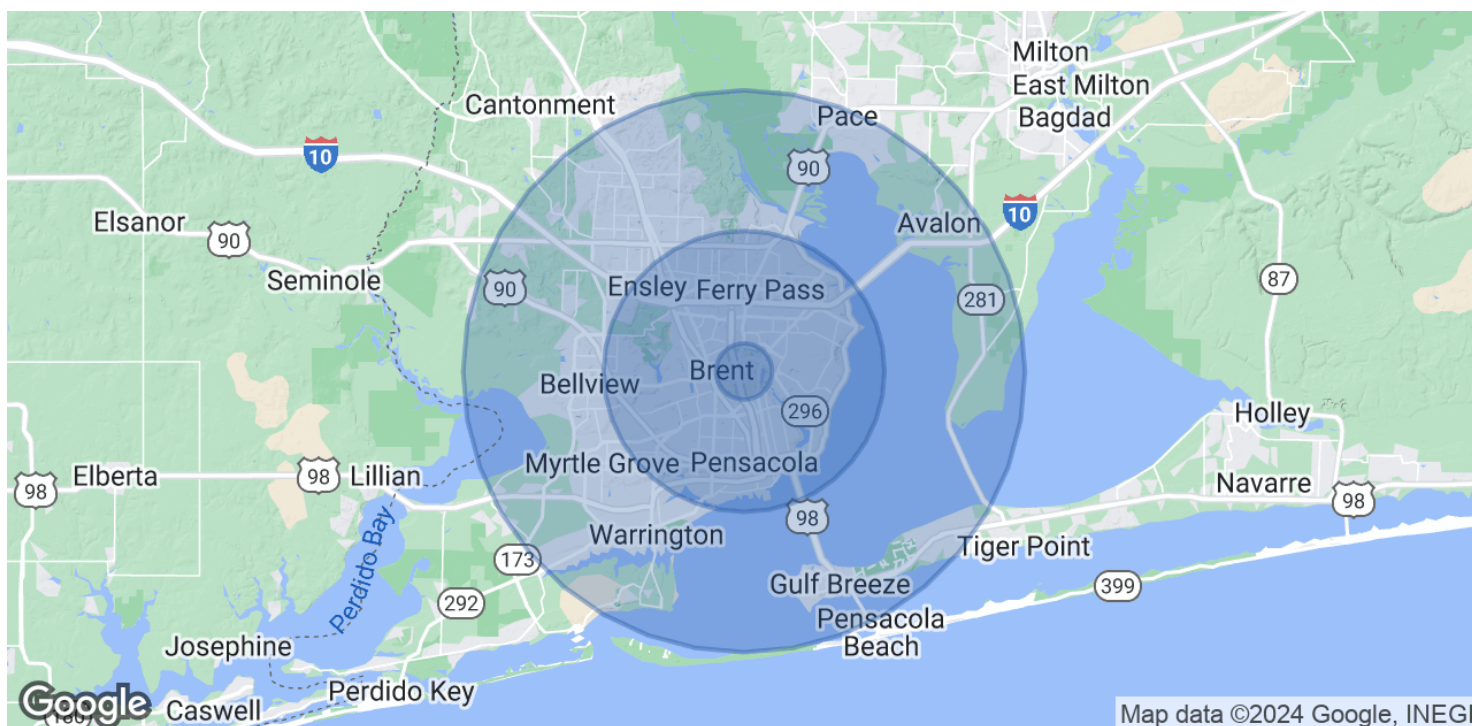
PROPERTY HIGHLIGHTS

- 1.15 AC
- About 200' x 251'
- C-1 Zoning
- Just off Davis Medical Corridor









POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,106	146,705	278,967
Average Age	28.7	38.2	39.3
Average Age (Male)	30.5	36.0	37.4
Average Age (Female)	27.3	40.5	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,404	67,322	124,317
# of Persons per HH	3.4	2.2	2.2
Average HH Income	\$50,226	\$57,280	\$63,597
Average House Value	\$134,866	\$149,558	\$171,075

* Demographic data derived from 2020 ACS - US Census