

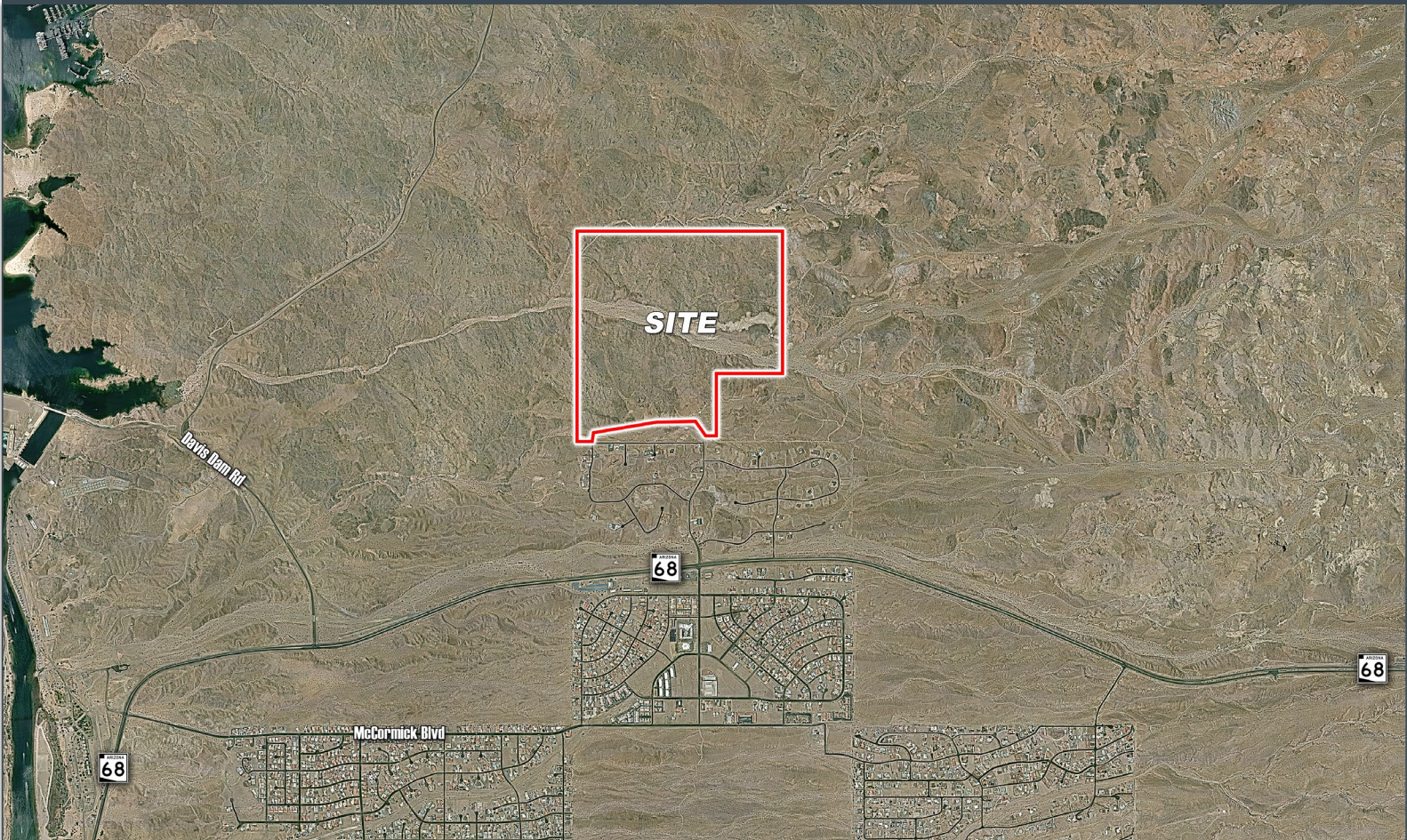
PROJECT HIGHLIGHTS:

- \$600,000
- The overall area is made up of vacant land and residential houses.
- The access to the area is off Highway 68 and Landon Dr. The subject is located just north of the Desert Canyon Community and is under a mile from Highway 68. The parcel is primarily surrounded by Lake Mead National Recreational Area-National Park, residential-zoned vacant land, agricultural-zoned vacant land, and a residential single-family development. Davis Dam is roughly two miles away from the parcel and Katherine Landing at Lake Mohave Marina is roughly four miles away.

ELIO KHALIFE
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	791	4,464	7,984
Daytime Population	534	3,382	8,260
Average HH Income	\$74,792	\$77,998	\$78,308



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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RESIDENTIAL OPPORTUNITY



DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	720	3,992	7,552
2020 Total Population	767	4,352	7,858
2020 Group Quarters	1	3	3
2023 Total Population	791	4,464	7,984
2023 Group Quarters	1	3	3
2028 Total Population	841	5,375	8,859
2023-2028 Annual Rate	1.23%	3.78%	2.10%
2023 Total Daytime Population	534	3,382	8,260
Workers	81	541	3,202
Residents	453	2,841	5,058
Household Summary			
2010 Households	301	1,890	3,607
2010 Average Household Size	2.39	2.11	2.09
2020 Total Households	335	2,137	3,896
2020 Average Household Size	2.29	2.04	2.02
2023 Households	355	2,233	4,042
2023 Average Household Size	2.23	2.00	1.97
2028 Households	387	2,742	4,564
2028 Average Household Size	2.17	1.96	1.94
2023-2028 Annual Rate	1.74%	4.19%	2.46%
2010 Families	155	1,178	2,173
2010 Average Family Size	3.16	2.56	2.56
2023 Families	181	1,367	2,469
2023 Average Family Size	2.94	2.44	2.40
2028 Families	194	1,680	2,792
2028 Average Family Size	2.87	2.39	2.35
2023-2028 Annual Rate	1.40%	4.21%	2.49%
Housing Unit Summary			
2000 Housing Units	279	1,800	3,436
Owner Occupied Housing Units	40.9%	41.3%	38.7%
Renter Occupied Housing Units	31.5%	33.2%	37.6%
Vacant Housing Units	27.6%	25.6%	23.7%
2010 Housing Units	490	2,803	5,409
Owner Occupied Housing Units	21.2%	41.4%	38.0%
Renter Occupied Housing Units	40.2%	26.0%	28.7%
Vacant Housing Units	38.6%	32.6%	33.3%
2020 Housing Units	531	3,018	5,490
Owner Occupied Housing Units	24.7%	44.8%	43.0%
Renter Occupied Housing Units	38.4%	26.0%	27.9%
Vacant Housing Units	27.7%	27.0%	29.1%
2023 Housing Units	540	3,071	5,616
Owner Occupied Housing Units	28.9%	51.1%	48.6%
Renter Occupied Housing Units	36.9%	21.6%	23.4%
Vacant Housing Units	34.3%	27.3%	28.0%
2028 Housing Units	579	3,631	6,191
Owner Occupied Housing Units	32.8%	57.6%	53.1%
Renter Occupied Housing Units	34.0%	17.9%	20.6%
Vacant Housing Units	33.2%	24.5%	26.3%