

Property Summary



PROPERTY DESCRIPTION

See Your Business Boom Here!

PROPERTY HIGHLIGHTS

- Rapidly expanding industrial & economic hub
- Near CrossWinds Casino's new hotel & Amazon Fulfillment Center
- Surrounded by Ditch Witch, 81 Speedway & Champ Town Sports Complex
- High traffic with gas tanker truck fueling stations nearby

OFFERING SUMMARY

Sale Price:	\$599,000
Number of Units:	1
Lot Size:	399,616 SF
Building Size:	2,269 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	16	63
Total Population	20	47	183
Average HH Income	\$111,027	\$112,559	\$108,117

Property Description



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LOCATION DESCRIPTION

Strategic Development Land – Valley Center/Park City

Position your project in the heart of a booming growth corridor:

Rapidly expanding industrial & economic hub

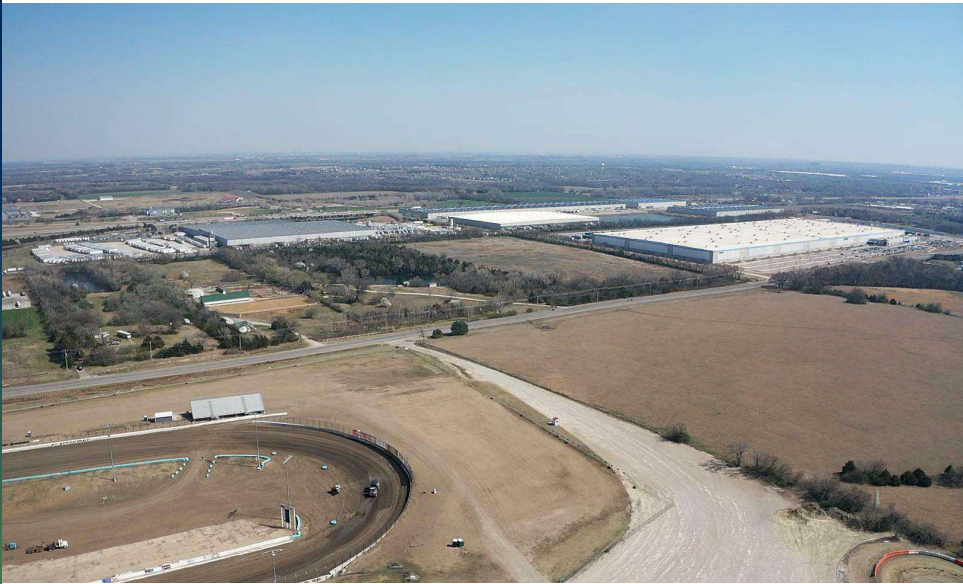
Near CrossWinds Casino's new hotel & Amazon Fulfillment Center

Surrounded by Ditch Witch, 81 Speedway & coming soon Champ Town Sports Complex

High traffic with gas tanker truck fueling stations nearby

Capitalize on the momentum—perfect for commercial, industrial, or mixed-use development!

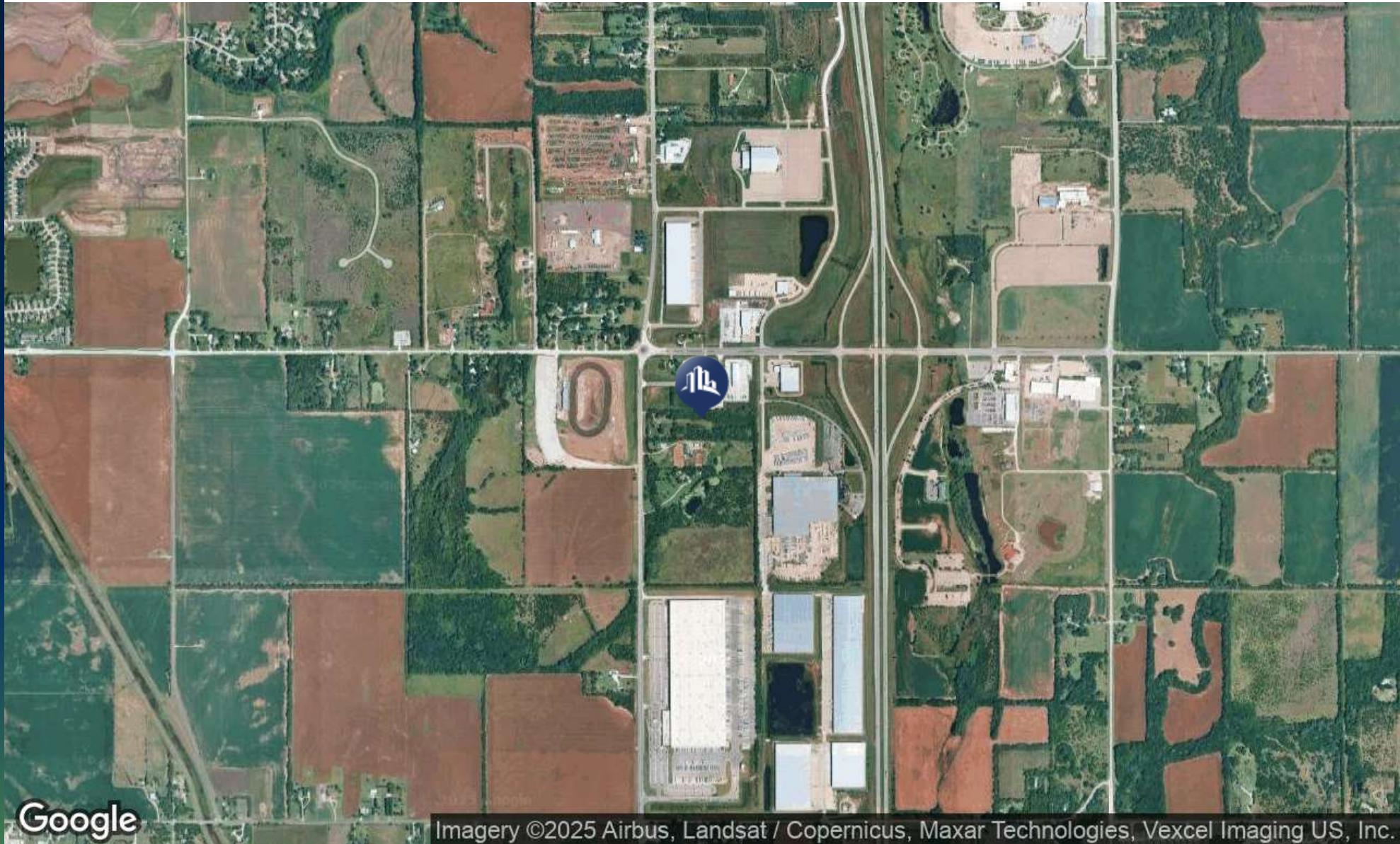
Complete Highlights



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Aerial Map



Google

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SECTION 1

DEMOGRAPHICS

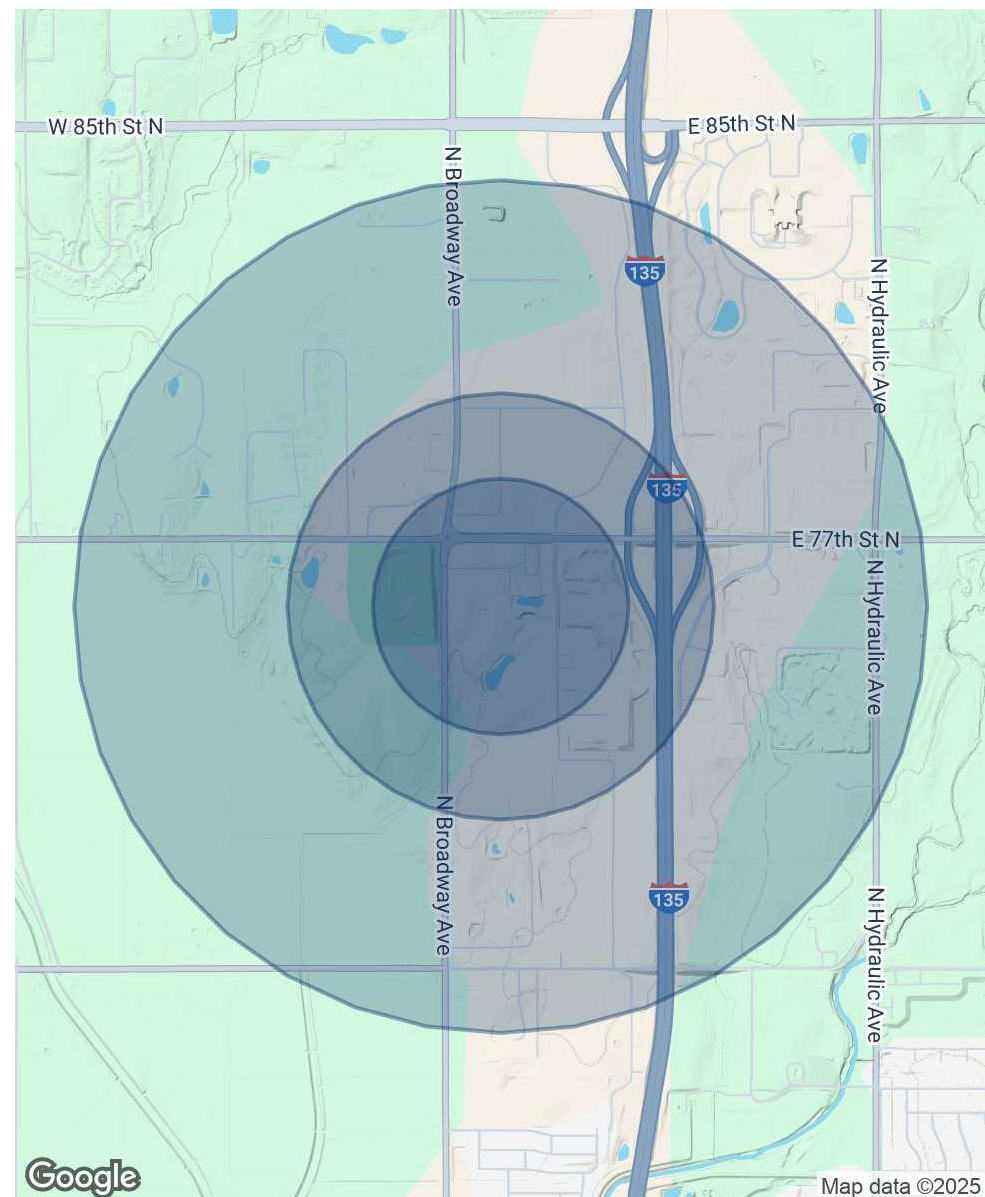
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20	47	183
Average Age	42	42	40
Average Age (Male)	41	41	39
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	16	63
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$111,027	\$112,559	\$108,117
Average House Value	\$326,064	\$338,895	\$297,641

Demographics data derived from AlphaMap



Map data ©2025