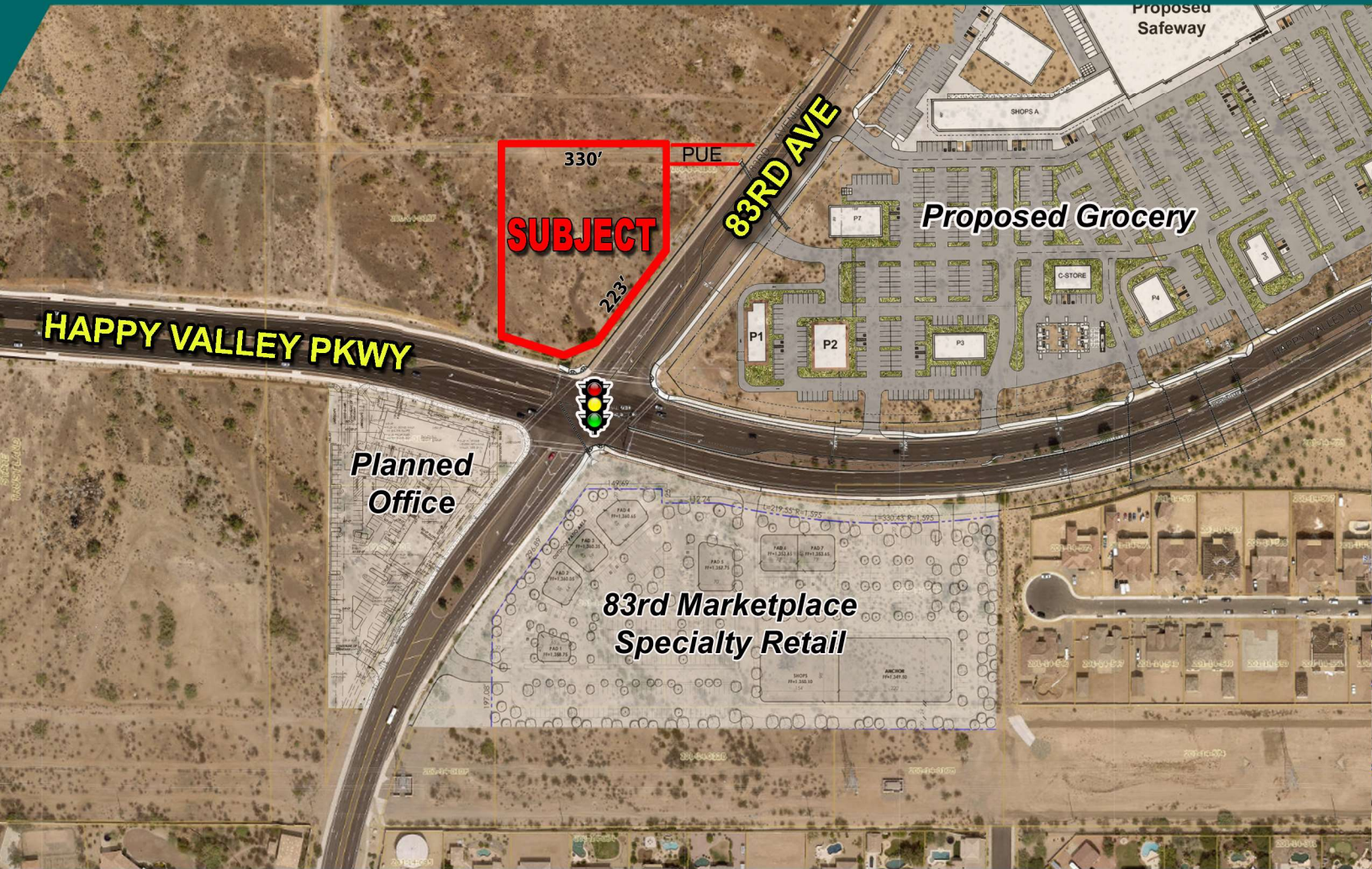


North Peoria Land - FOR SALE

NWC 83rd Ave & Happy Valley Parkway | Peoria, AZ



PROPERTY HIGHLIGHTS

- Hard Corner Development Site With Views
- 2.75 acres (120,000 sf)
- Over 5,000 homes in pipeline within 2 miles
- High barrier to entry
- Strong Household Incomes
- 3rd party reports complete

TRAFFIC VOLUMES

Happy Valley Road: 23,200 cars/day
83rd Ave: 14,600 cars/day

source: Kimley Horn 2015

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2015 Household Income: Avg	\$133,891	\$116,729	\$96,715
2015 Total Population	1,198	65,058	152,818

source: LoopNet

PRICE

\$7.00 per sq.ft.

EMPIRE

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