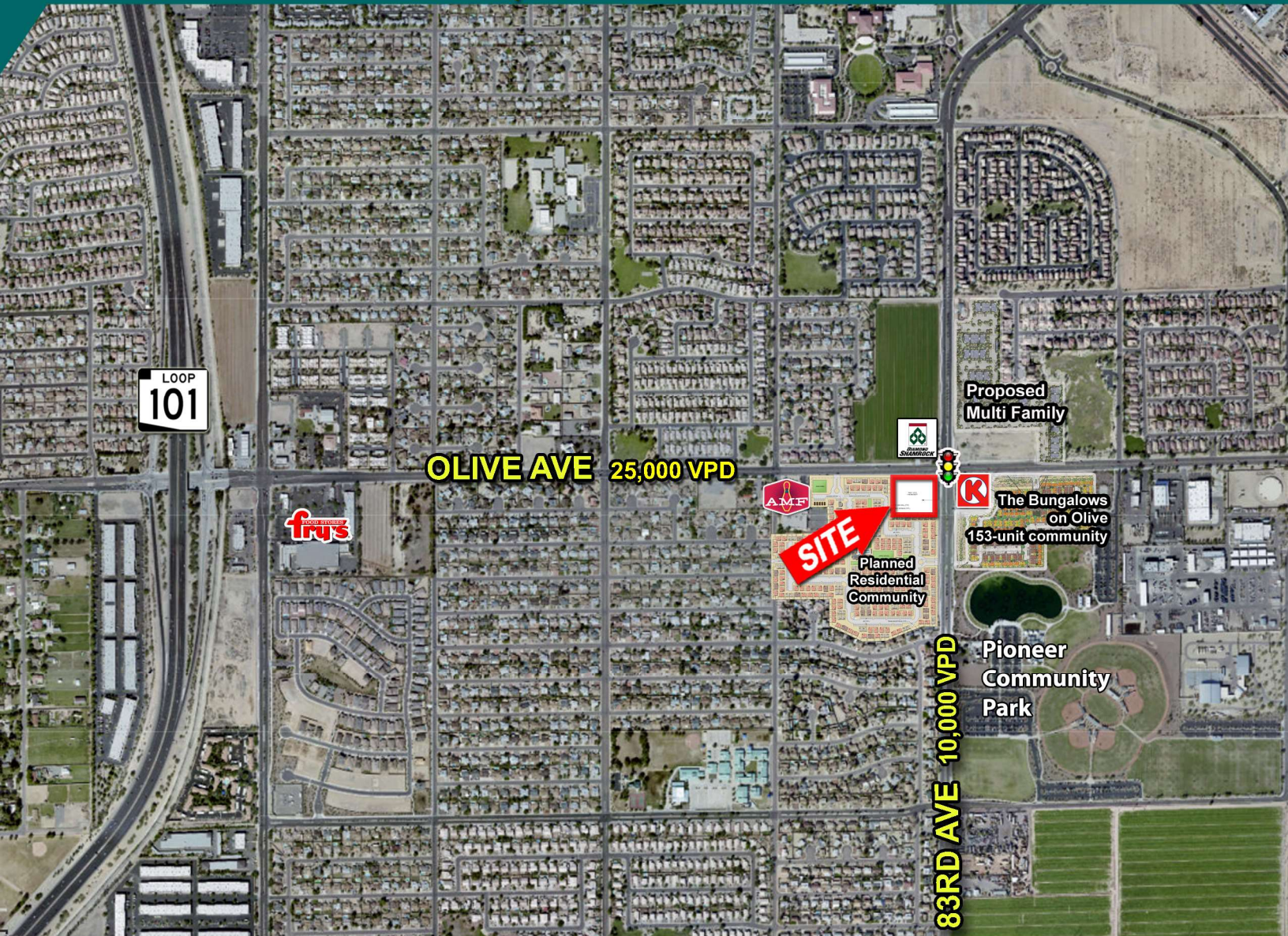


HARD CORNER - FOR SALE

SWC 83rd Avenue & Olive Avenue | Peoria, AZ



PROPERTY HIGHLIGHTS

- Hard Corner Development Site
- Up to 90,000 sq.ft.
- PAD zoning (C-2 permitted uses)
- Seller delivery of offsite improvements
- New housing activity at immediate intersection

PRICING

Sq.Ft.	Acres	\$/Sq.Ft.	Total Price
90,000	2.06	\$25.00	\$2,250,000

Pricing includes offsite improvements

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2015 Total Est Population	10,247	121,463	350,413
2015 Average Household Income	\$46,633	\$53,920	\$51,862

source: Xceligent

EMPIRE

COMMERCIAL REAL ESTATE

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