

North Peoria Lot - FOR SALE

N/NWC 83rd Ave & Happy Valley Road | Peoria, AZ



PROPERTY HIGHLIGHTS

- Development Site With Views
- 14,485 sf lot
- Over 5,000 homes in pipeline within 2 miles
- High barrier to entry development area
- Strong Household Incomes
- 3rd party reports available

TRAFFIC VOLUMES

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

source: Kimley Horn 2015

DEMOGRAPHICS

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

source: LoopNet

PRICE

\$125,000

EMPIRE

COMMERCIAL REAL ESTATE

Steve Parsons

Cell: 602.321.9555

sparsons@empirecommercial.com