

NAI Horizon

INTERSTATE 10 (181,907 VPD)

For Sale

4.62 Acres in Historic Avondale

Dysart Rd & Van Buren St

Avondale, AZ 85323

Property Features

- 4.62 Acres of C-2 land in Historic Avondale
- 220' of Dysart Rd frontage
- Fully improved with existing curb cut
- All utilities to site
- Located in Avondale Infill Incentive Area (50% off permit and impact fees)
- Dysart Rd recently improved with new pedestrian lighting and sidewalk & landscape improvements
- 1/4 mile south of Van Buren with close proximity to I-10
- Located in an opportunity zone
- Parcel #'s: 500-23-040 & 500-23-041

E Van Buren St (29,396)

N Dysart Rd (18,251 VPD)

SUBJECT

\$699,000 (\$3.47/SF)



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For Sale

Dysart Rd & Van Buren

Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,816	77,238	180,580
MEDIAN AGE	32.80	32.70	34.50
MEDIAN AGE (MALE)	27.7	27.2	29.1
MEDIAN AGE (FEMALE)	34.8	30.8	31.6

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,612	24,484	58,371
# OF PERSONS PER HH	3.20	3.20	3.10
AVERAGE HH INCOME	\$46,780	\$69,806	\$80,487
AVERAGE HOUSE VALUE	\$216,359	\$220,006	\$274,312

