

# 12002 North Falcon Drive

Fountain Hills, AZ 85268



**FOR SALE**

±23,958 SF of Rare C-3 Zoned Land Available for Sale in Fountain Hills, AZ

**Eric Butler**

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**km** Kidder  
Mathews

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**AVAILABLE** ±23,958 total land SF (0.55 AC)

**LIST PRICE** \$205,000.00

**TYPE** Commercial land

**LOCATION** Central Fountain Hills

**ZONING** C-3

**PARCEL** 176-08-591

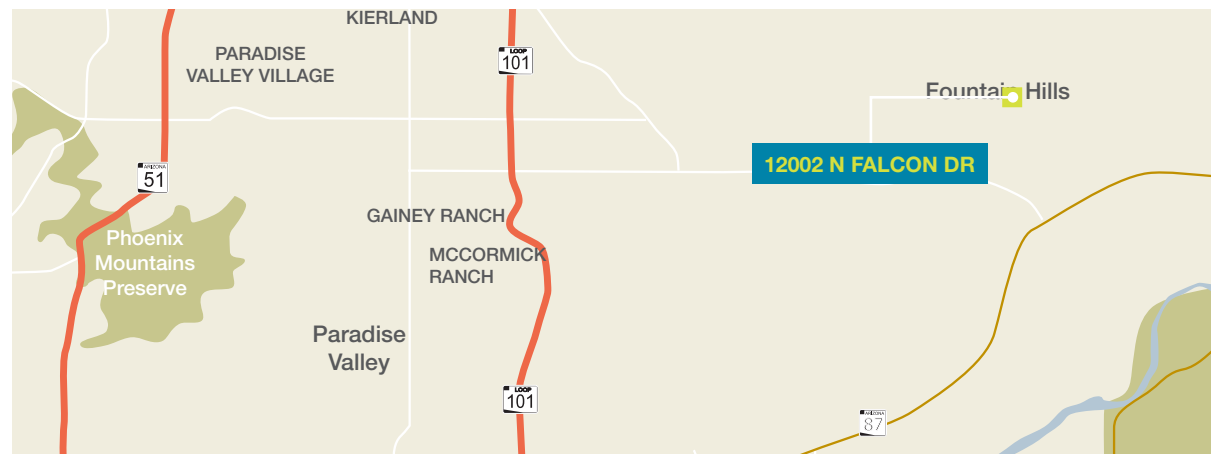
## Features

Industrial building was planned on site

Rare C-3 zoned property in Fountain Hills

Full set of plans available

## PROPOSED BUILDING



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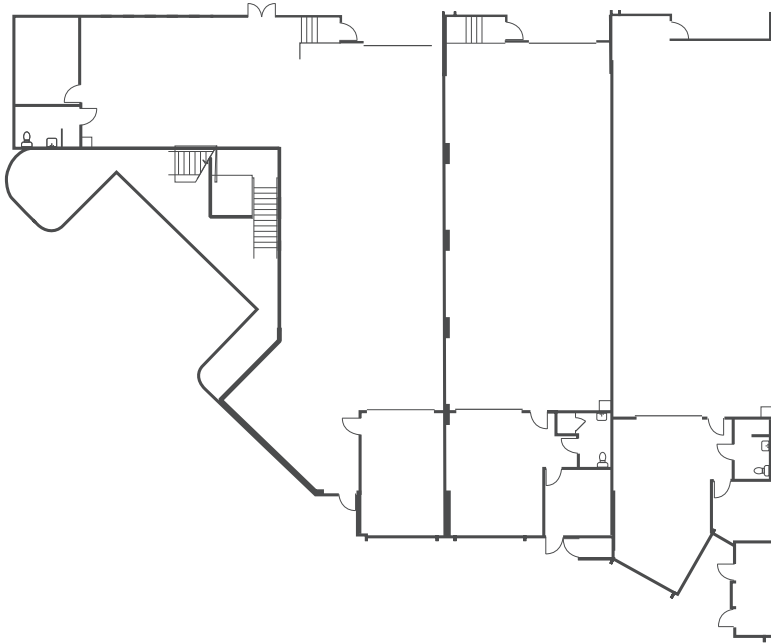
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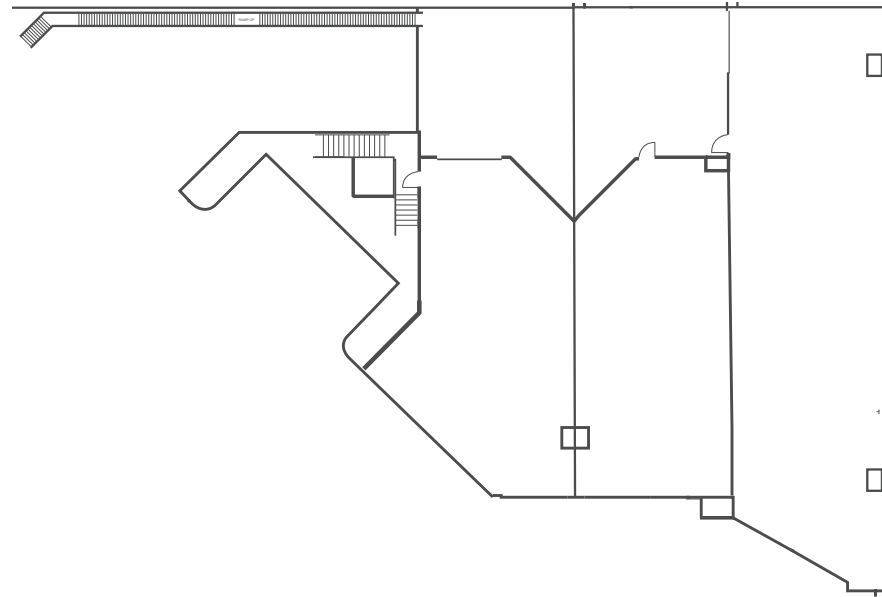
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## PREVIOUS DESIGNED PLANS FOR SITE

FLOORPLAN - 1ST FLOOR



FLOORPLAN - 2ND FLOOR



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**DEMOGRAPHICS**

2018	1 MILE	5 MILE	10 MILE
Population	4,405	30,658	131,915
Households	2,165	13,315	55,785
Median HH Income	\$62,690	\$90,004	\$90,866
Daytime Employment	2,978	14,857	49,051



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