

Ready for Development

SEC Pecos Road & McQueen Road
Chandler, Arizona

Back on Market!



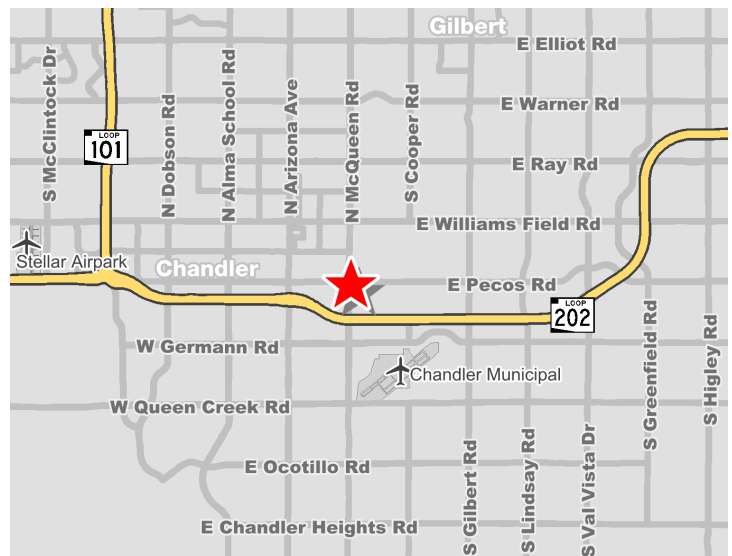
Features

- Land: ±124,187 SF (2.85 Acres)
- ±580' of Frontage Along Pecos Road
- Zoning: C-2, City of Chandler
- Now annexed into the City of Chandler
- 2018 Property Tax: \$10,538
- ±1/2 Mile to Loop 202 Santan Fwy
- Close Proximity to Chandler Municipal Airport

Traffic Counts

- McQueen Road (N/S): 27,988 VPD
- Pecos Road (E/W): 17,885 VPD

For Sale: \$1,200,000 (\$9.66/SF)



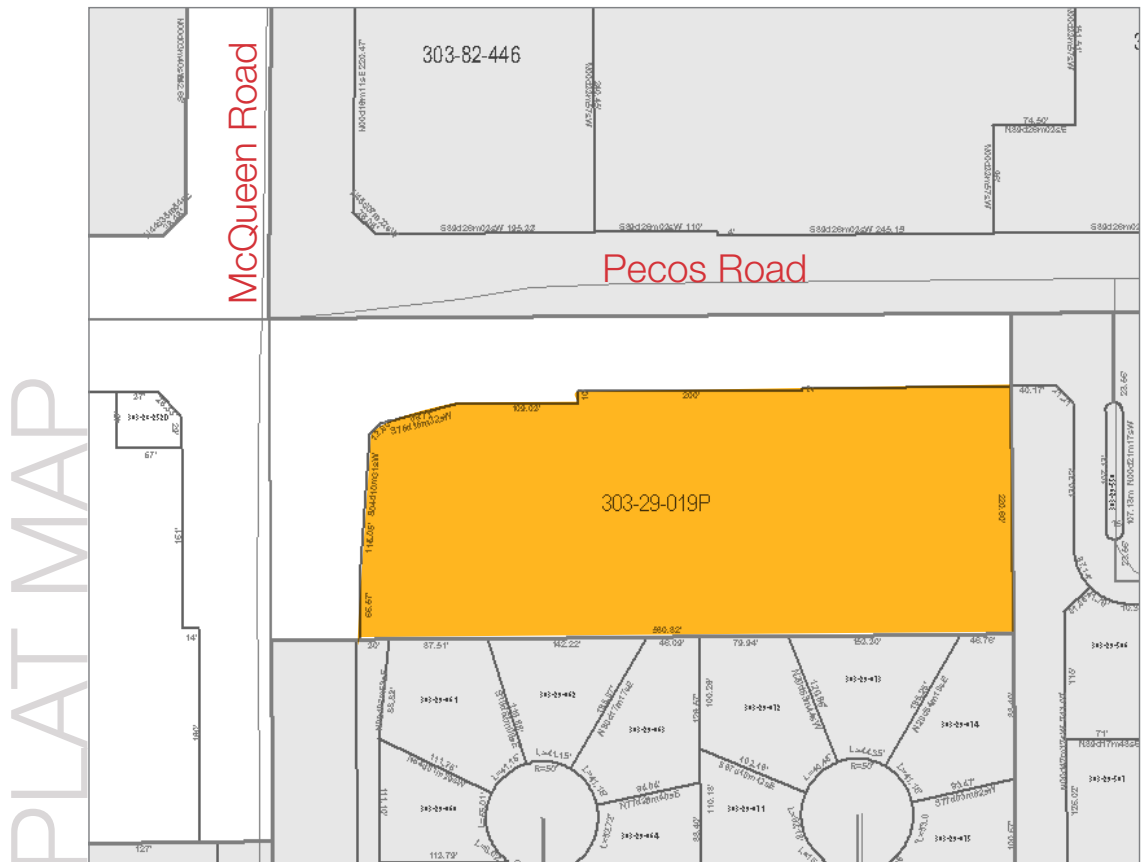
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contact information

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Demographics

	1 mile	3 mile	5 mile
2019 Estimated Population	17,620	113,719	295,319
2024 Projected Population	19,805	121,536	318,944
2019 Median Household Income	\$71,830	\$76,466	\$83,840

Source: CoStar 2019

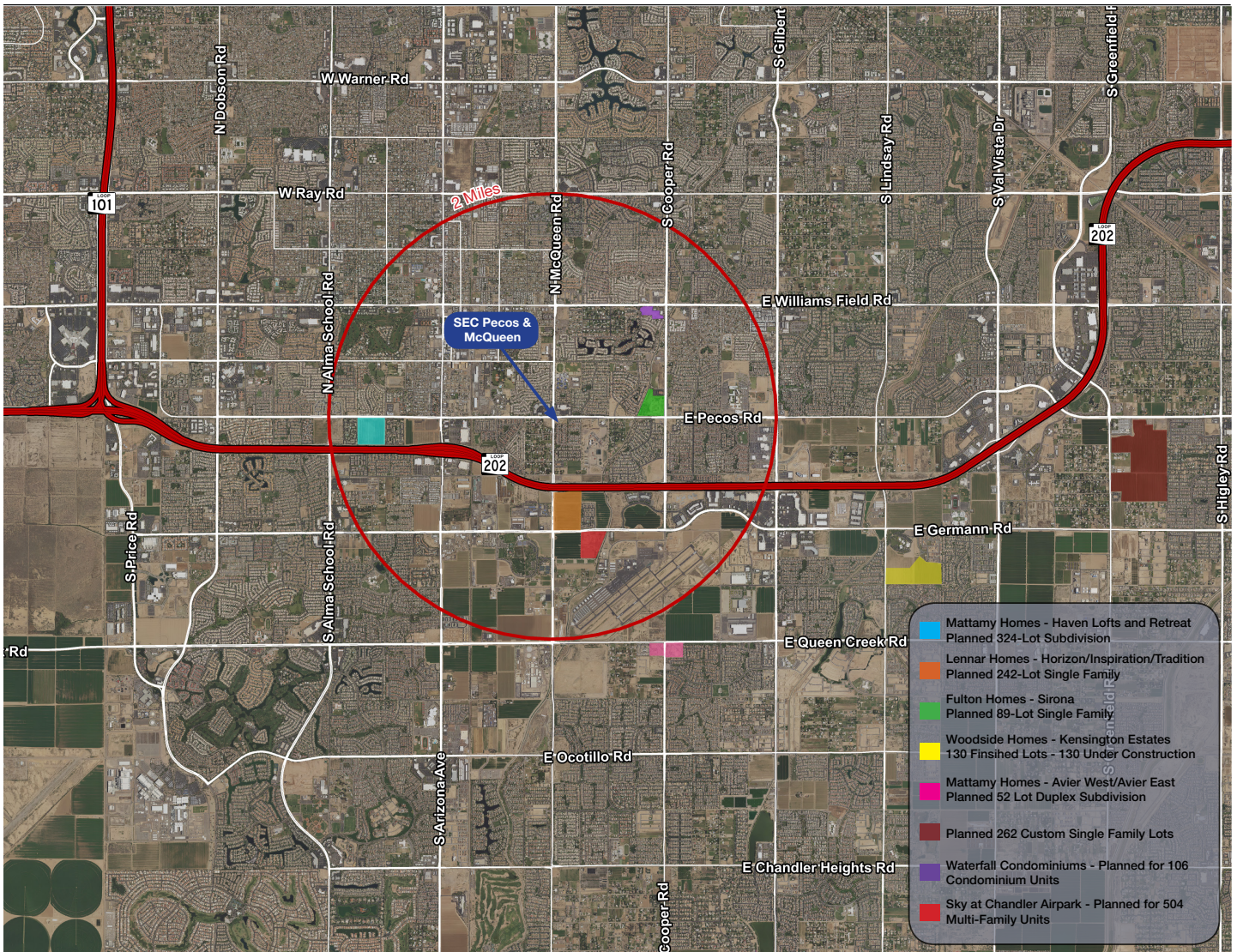
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Development Map

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