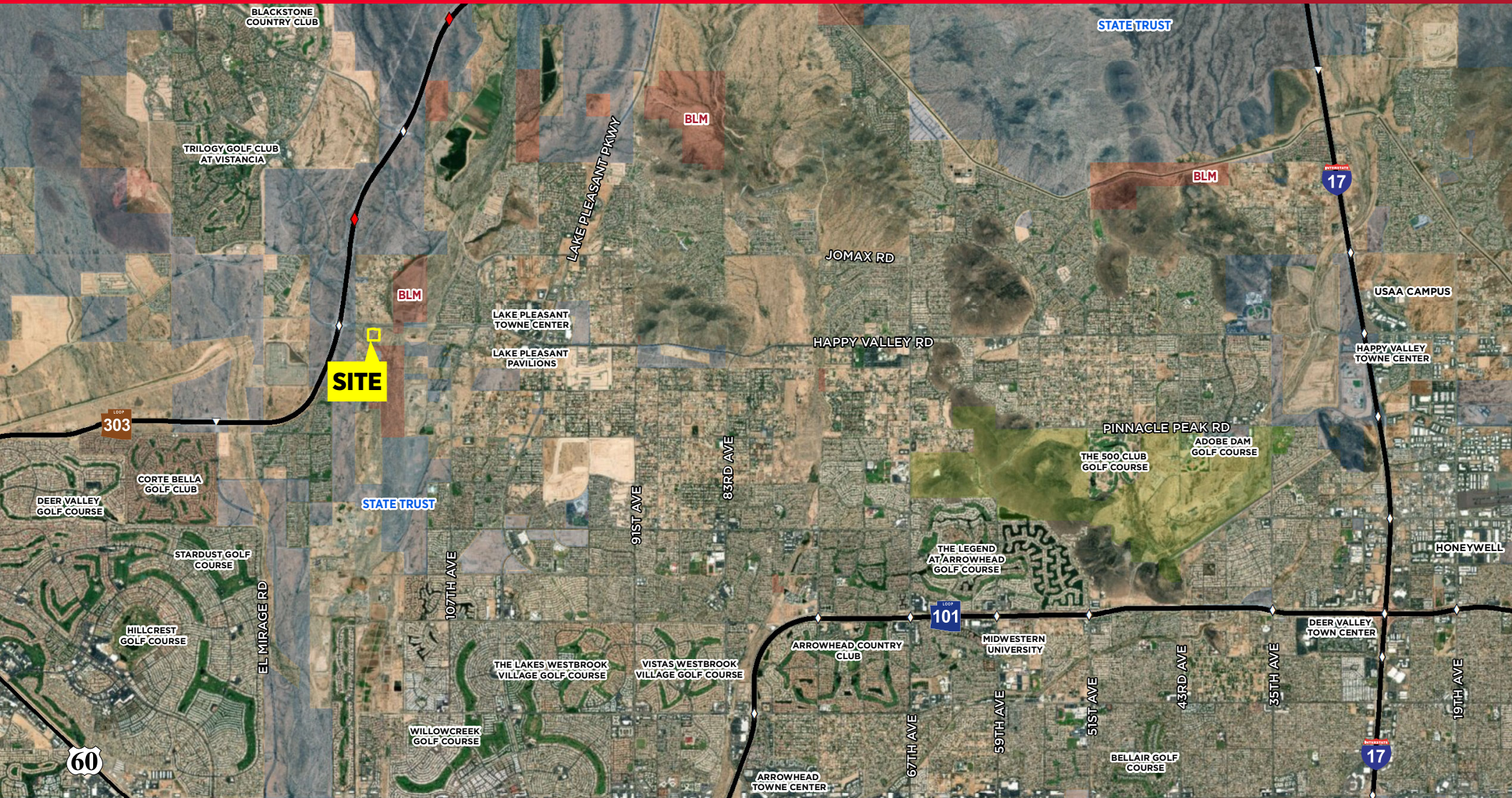


FOR SALE | ±10 ACRES

E/SEC HAPPY VALLEY ROAD AND THE LOOP 303 FREEWAY | PEORIA, ARIZONA



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PROPERTY FEATURES

PARCEL #'S: 201-21-049A, 053

ZONING: RU-43

GENERAL PLAN: Residential (12 units/acre)

UTILITIES: Water: Epcor
Sewer: Epcor

2018 PROPERTY TAXES: \$4,237.48

PRICING: **\$2,000,000 or \$4.59/SF**

OTHER INFO:

- Less than a 1/2-mile west of the 303 Freeway and Happy Valley Road full diamond interchange
- ±15 minutes from Downtown Surprise
- ±20 minutes from Downtown Peoria
- Site Dimensions:
N: ±660 E: ±620 S: ±660 W: ±620
- ± 1/4-mile from I-17 via Happy Valley Road
- Happy Valley Road Improvements set to finish in August 2020



DEMOGRAPHICS

	3 MILES	5 MILES
2018 POPULATION	31,070	98,848
2018 AVERAGE HOUSEHOLD INCOME	\$85,996	\$68,212
TRAFFIC COUNTS	Loop 303 Freeway Happy Valley Road	±17,234 VPD ±31,326 VPD

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