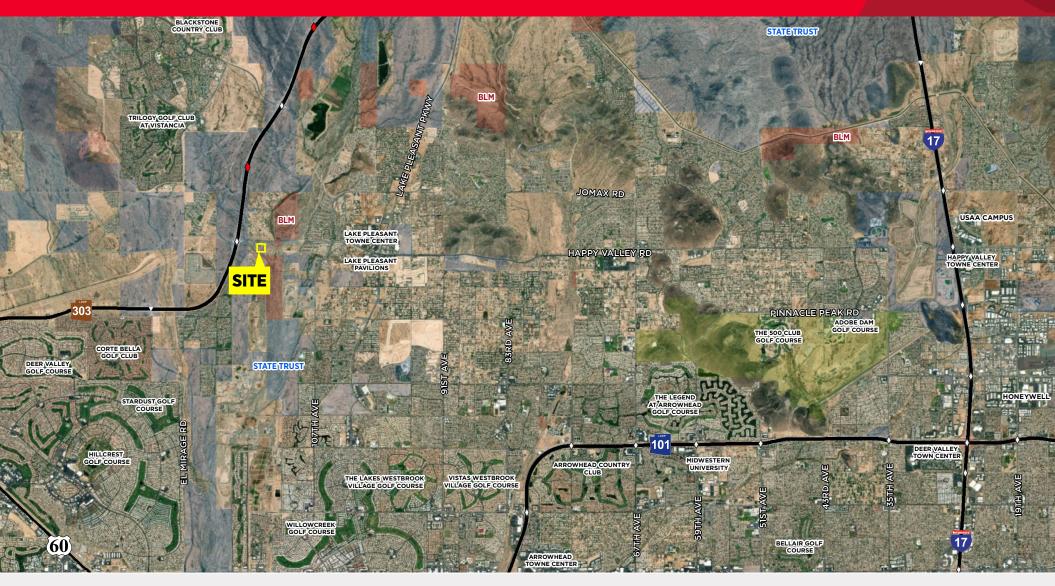
## FOR SALE | ±10 ACRES

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



Will French Director

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# FOR SALE | ±10 ACRES

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

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



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



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