0.44 Acre Land for Sale

10377 N 91st Ave
Peoria, Arizona 85345

NAI Horizon

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naihorizon.com

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Property & Location Highlights

NAI Horizon is pleased to offer exclusively for sale this .44 acre C2 zoned parcel directly across from Home Depot on 91st Avenue, south of Peoria Avenue. This opportunity is in a prime location and allows a developer the opportunity to get out-parcel activity without paying out-parcel pricing. The subject property's flexible zoning allows for a multitude of uses that allow a developer the opportunity to install complimentary uses to seamlessly engage in the established commerce network.

- 0.44 Acres (19,166.4 SF) 3 star commercial land
- C-2 zoning
- Power Supplier: APS
- Across from the Home Depot
- Easy access to Loop 101 & US 60
- Close proximity to Westgate and Arrowhead Towne Center (see page 13)

Sale Price: $325,000 ($17.00/SF)

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Area Amenities

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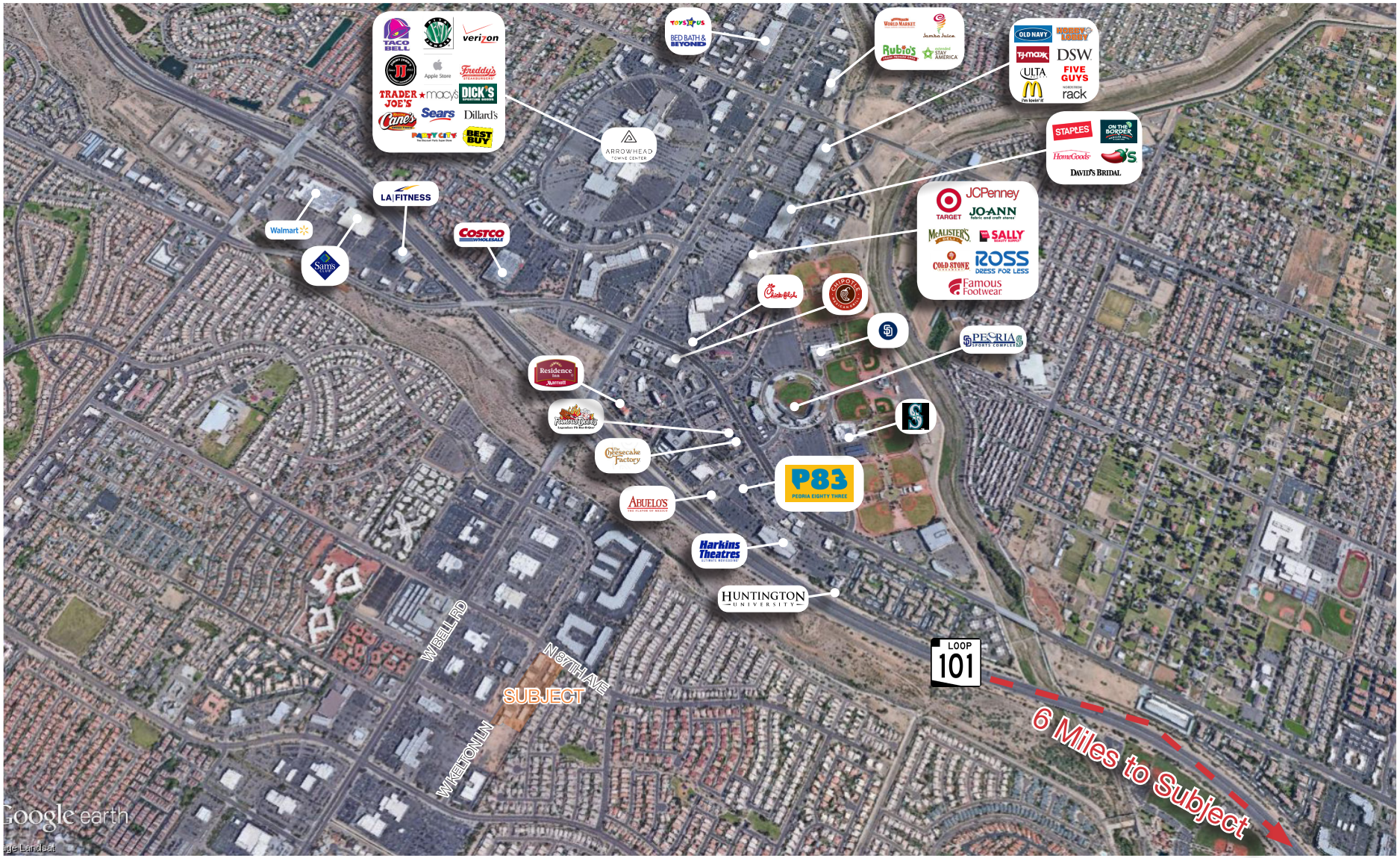
East Area Amenities



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Nearby Business Generators

Westgate Entertainment District

Westgate Entertainment District, formerly known as "Westgate City Center" is the name of a mixed-use development located in Glendale, Arizona. Westgate is described as a super-regional destination for shopping, dining, entertainment, and commercial offices.

Desert Diamond Casinos & Entertainment

Desert Diamond Casinos is an Enterprise of the Tohono O'odham Nation, investing into its own tribal enterprises to foster economic development while simultaneously maintaining control over the enterprises' impacts on the environment, natural resources, and tribal cultural values. The Nation's enterprises provide much of the financial resources needed to manage day-to-day government operations as well as a full governmental infrastructure.

Tanger Outlets

Tanger will continue to be a top performing retail REIT by focusing on operating and developing first-class outlet centers that deliver the following:

- Significant savings to the shopper
- The latest and most popular retail brands
- A customer experience that attracts and retains shoppers

P83 Peoria

P83 – is located just south of Bell Road on 83rd Avenue and is the gateway to dozens of entertainment options. From great restaurants and bars, to Seattle Mariner and San Diego spring training baseball, signature events and festivals, and shopping, P83 is your destination for family entertainment.

Arrowhead Towne Center

Is an outdoor mall with department stores, national chains, a food court with free WiFi & a movie theater. Owned by Macerich & GIC Private Limited. It is anchored by Macy's, Dillard's, JCPenney, Forever 21, Dick's Sporting Goods, and AMC Theatres and is home to 180 tenants.[2] It is currently the only enclosed shopping mall in Phoenix's western suburbs (specifically in the "Upper West Side PHX") and also draws people from all over the northern parts Phoenix.

Valleywise Health (MIHS)

Valleywise Health is the Phoenix area's only public teaching health system. We are governed by a publicly elected Board of Directors focused on exceptional care for all who turn to Valleywise Health.

Reliance Metalcenter

Peoria Accelerated High School provides a safe and nurturing high school experience for at-risk students. Peoria Accelerated offers a challenging curriculum with rigorous coursework including credit recovery opportunities. Campus life provides opportunities for students to enhance their experiences through extracurricular and community involvement. Peoria Accelerated features a core curriculum with experiential, and technology-rich learning experiences.

Peoria Sports Complex

The Peoria Sports Complex is a baseball complex near Peoria's main shopping district on Bell Road. It consists of the main baseball stadium and 12 practice fields. It is one of six facilities to host Arizona Fall League games. Peoria Sports Complex also hosts spring training for the Seattke Mariners and San Diego Padres.

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Business Neighboring Generators

Home Depot - 0.2 miles West of Subject Property

Founded in 1978 and today are the world's largest home improvement retailer. In more than 2,200 stores across North America, we aspire to excel in service – to our customers, associates, communities and shareholders.

Source: https://corporate.homedepot.com/about

At Home - .4 miles West of Subject Property

Founded in 1979, At Home is an American big box retail chain specializing in home decor products based in Plano, Texas. The specialty retailer's stores each carry over 50,000 unique items across broad product categories including furniture, garden, home textiles, housewares, patio, rugs, seasonal decor, tabletop decor, and wall decor.

Source: https://www.athome.com/about-us.html

Brake Masters - 0.3 Miles North from Subject Property

Originally founded in 1983 as one of the first specialty brake repair shops in the automotive industry, Brake Masters also provides complete automotive services and auto repair on almost all vehicles.

Source: https://www.brakemasters.com/our-company/

O'Reilly Auto Parts - 0.4 Miles North from Subject Property

Dominant auto parts retailer in all of their market areas.

Source: https://corporate.oreillyauto.com/corporate-information-general-info

Arby's - 0.1 Miles from Subject Property

The Arby's brand purpose is Inspiring Smiles Through Delicious Experiences®. Arby's delivers on its purpose by celebrating the art of Meatcraft® with a variety of high-quality proteins and innovative, crave-able sides, such as Curly Fries and Jamocha shakes.

Source: https://arbys.com/about

Del Taco - 0.2 miles West of Subject Property

Founded in 1964, Del Taco is an American fast food restaurant chain which specializes in American-style Mexican cuisine as well as American foods such as burgers, fries, and shakes.

Source: https://www.deltaco.com/history

Sherwin Williams - 0.2 miles West of Subject Property

Sherwin-Williams Company is an American Fortune 500 company in the general building materials industry.

Source: https://www.sherwin-williams.com/about

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New Medical Clinic | Valley Wise Health

The board that oversees the taxpayer-funded Maricopa Medical Center on Wednesday approved the construction of a $70 million multispecialty clinic in Peoria.

The Maricopa Integrated Health System district board's vote allows construction of a 127,000-square-foot clinic at Grand Avenue and Cotton Crossing, several blocks east of Peoria's municipal center. The facility will house a dental clinic, dialysis clinic, lab services, operating and procedure rooms, pharmacy and urgent care.

The West Valley primary- and specialty-care center, set to open in late 2019 or early 2020, also will include behavioral health services.

As part of the project, the health system's district board approved a $40.9 million contract with Okland Construction and the $5.6 million purchase of a 20-acre parcel where the clinic will stand. Other costs will include design fees, information technology, medical equipment and furniture, officials said.

MIHS CEO Steve Purves said the health district identified the site for the Peoria clinic based on the community's need and the high proportion of people in the area on Medicaid, the government health program that mainly covers low-income and disabled residents.

"We located in an area where we saw a huge need, with respect to vulnerable patients," he said.

Source: https://www.azcentral.com/story/money/business/health/2017/09/28/peoria-mihs-building-70-million-dollar-multispecialty-clinic/710751001/

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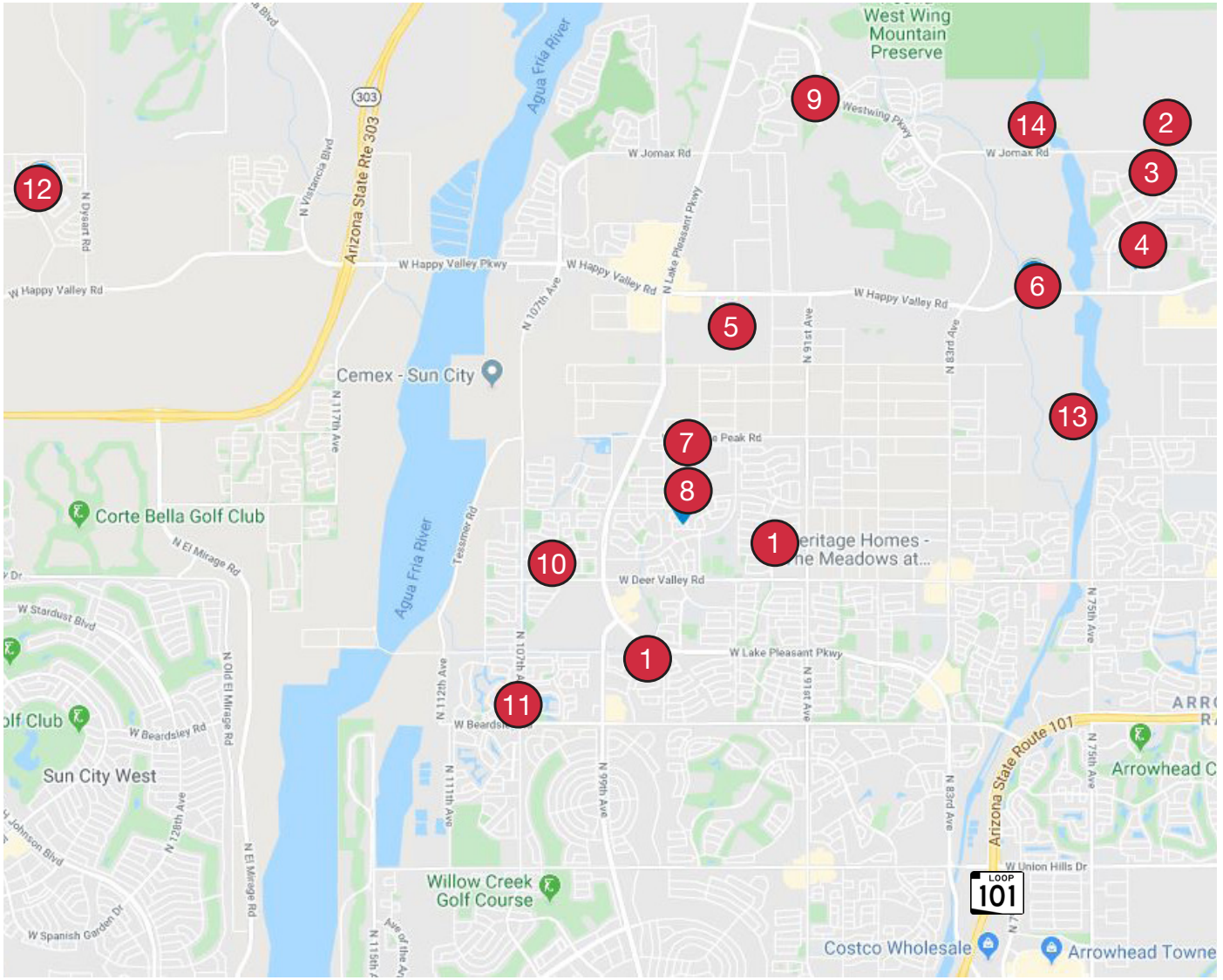
Subdivision Map



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Subdivision

	Name	Address	Major Crossroads	# of Proposed Homes
1	Estates at the Meadows	9285 W Louise Dr, Peoria, AZ 85383	W Deer Valley Rd & N 91st Ave	272
2	Aloravita - Skyline Series	26742 N 71st Dr, Peoria, AZ 85383	W Jomax Rd & N 67th Ave	116
3	Aloravita - Estate Series	27183 N 71st Ln, Peoria, AZ 85383	W Jomax Rd & N 67th Ave	175
4	Ascent at Aloravita Shea Homes	26833 N 72nd Ln, Peoria, AZ 85383	W Happy Valley & N 67th Ave	62
5	Evolve at Cantilena Shea Homes	9526 W Park View Ln, Peoria, AZ 85383	N Lake Pleasant Pky & W Happy Valley Rd	82
6	Montoro Preserve Summit Collection	8716 W Artemisa Ave, Peoria, AZ 85383	W Happy Valley Rd & N 83rd Ave	82
7	Toll Brothers at the Meadows	9795 W Wizard Ln, Peoria, AZ 85383	N Lake Pleasant Pkwy & W Pinnacle Rd	192
8	The Meadows Discovery Collection	9572 W Cashman Dr, Peoria, AZ 85383	W Speckled Gecko Dr & W Williams Rd	87
9	Aloravita Landmark Collection	7250 W Molly Ln, Peoria, AZ 85383	Westwing Pkwy & N Lake Pleasant Pkwy	109
10	K. Hovnanian Homes Montage at The Meadows	9679 W Foothill Dr, Peoria, AZ 85383	N Lake Pleasant Pkwy & W Deer Valley Rd	169
11	K. Hovnanian's Four Seasons at Ventana Lakes	10724 W Sierra Pinta Dr, Sun City, AZ 85373	W Beardsley Rd & N 107th Ave	69
12	Seasons at Rancho Cabrillo	25912 N Thornhill Dr, Peoria, AZ 85383	W Jomax Rd & N Dysart Rd	219
13	Estates at Deseo	7640 W Monte Lindo, Peoria, AZ 85383	Pinnacle Peak Rd & N 77th Ave	94
14	Lennar at Rock Springs	7836 W Rock Springs Dr, Peoria, AZ 85383	W Jomax Rd & N 78th Ln	198

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Corporate Clients

Employer Name	Employees
Peoria Unified School District	2711
City of Peoria	1152
Walmart Stores Inc/Sams Club (4 locations)	604
Younger Brothers Company Inc	485
The Antigue Group Inc	339
Immanuel Caring Ministries	324
Arizona Medical Clinic	300
OAKCraft Inc	300
Freedom Plaza Peoria	271
West USA Realty	250
Concrete Structures	230
Support Services Complex	214

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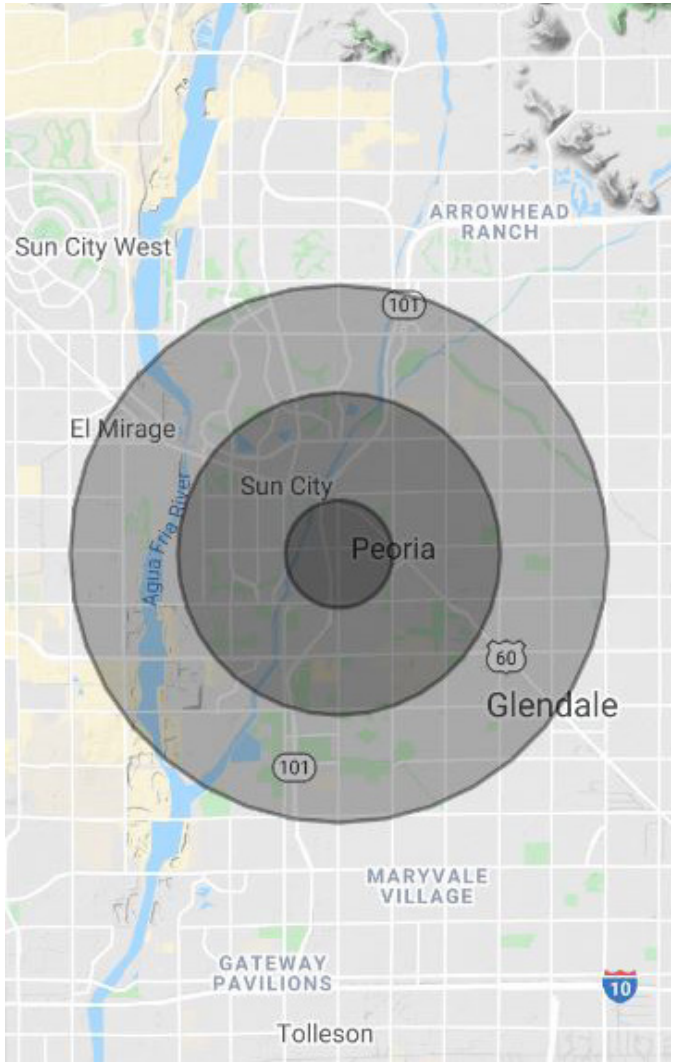
Property Demographics

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2019			
Population	19,023	106,475	294,093
Households	7,146	44,675	113,483
Avg Household Size	2.60	2.40	2.60
Owner Occupied Housing Units	4,270	31,715	73,399
Renter Occupied Housing Units (%)	34.5%	27.2%	30.7%
Average Household Income	$54,353	$61,251	$62,619
Consumer Spending	$151,047	$488,212	$1,025,555
2024			
Population	20,559	113,502	314,784
Households	7,687	47,661	121,513
Avg Household Size	3.36	2.88	2.81
Owner Occupied Housing Units	4,628	34,052	78,604
Renter Occupied Housing Units (%)	33.5%	27.2%	30.7%
Average Household Income	$72,032	$75,525	$76,827
Consumer Spending	$177,329	$570,752	$1,193,973



Traffic Count	VDP
W Peoria Ave	23,731
Route 101	109,729

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Consumer Spending

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Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**

2019 Annual Spending ($000s)	1 Mile	2 Mile	3 Mile
Total Specified Consumer Spending	**$151,047**	**$488,212**	**$1,025,555**
Total Apparel	**$9,643**	**$28,151**	**$57,452**
Women's Apparel	3,673	11,234	23,341
Men's Apparel	1,862	5,748	11,952
Girl's Apparel	854	2,176	4,210
Boy's Apparel	571	1,462	2,839
Infant Apparel	498	1,331	2,601
Footwear	2,185	6,199	12,509
Total Entertainment & Hobbies	**$13,166**	**$43,881**	**$92,584**
Entertainment	2,973	10,019	21,120
Audio & Visual Equipment/Service	5,777	18,422	38,484
Reading Materials	620	2,329	5,119
Pets, Toys, & Hobbies	3,795	13,111	27,860
Personal Items	10,283	34,661	73,941
Total Food and Alcohol	**$45,680**	**$141,653**	**$294,137**
Food At Home	26,966	82,328	169,770
Food Away From Home	16,098	50,881	106,506
Alcoholic Beverages	2,615	8,444	17,861
Total Household	**$19,761**	**$67,963**	**$145,368**
House Maintenance & Repair	3,763	14,379	31,199
Household Equip & Furnishings	8,632	28,373	59,998
Household Operations	5,990	20,256	43,157
Housing Costs	1,376	4,955	11,014

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2019 Annual Spending (000s)	1 Mile	2 Mile	3 Mile
Total Transportation/Maint.	**$35,803**	**$115,388**	**$240,999**
Vehicle Purchases	12,960	43,460	91,212
Gasoline	13,992	43,172	88,751
Vehicle Expenses	1,097	3,637	7,916
Transportation	2,815	9,041	19,350
Automotive Repair & Maintenance	4,940	16,077	33,770
Total Health Care	**$8,488**	**$29,990**	**$64,548**
Medical Services	4,769	16,425	35,122
Prescription Drugs	2,949	10,829	23,495
Medical Supplies	771	2,735	5,931
Total Education/Day Care	**$8,224**	**$26,526**	**$56,526**
Education	5,347	16,681	35,238
Fees & Admissions	2,877	9,844	21,289

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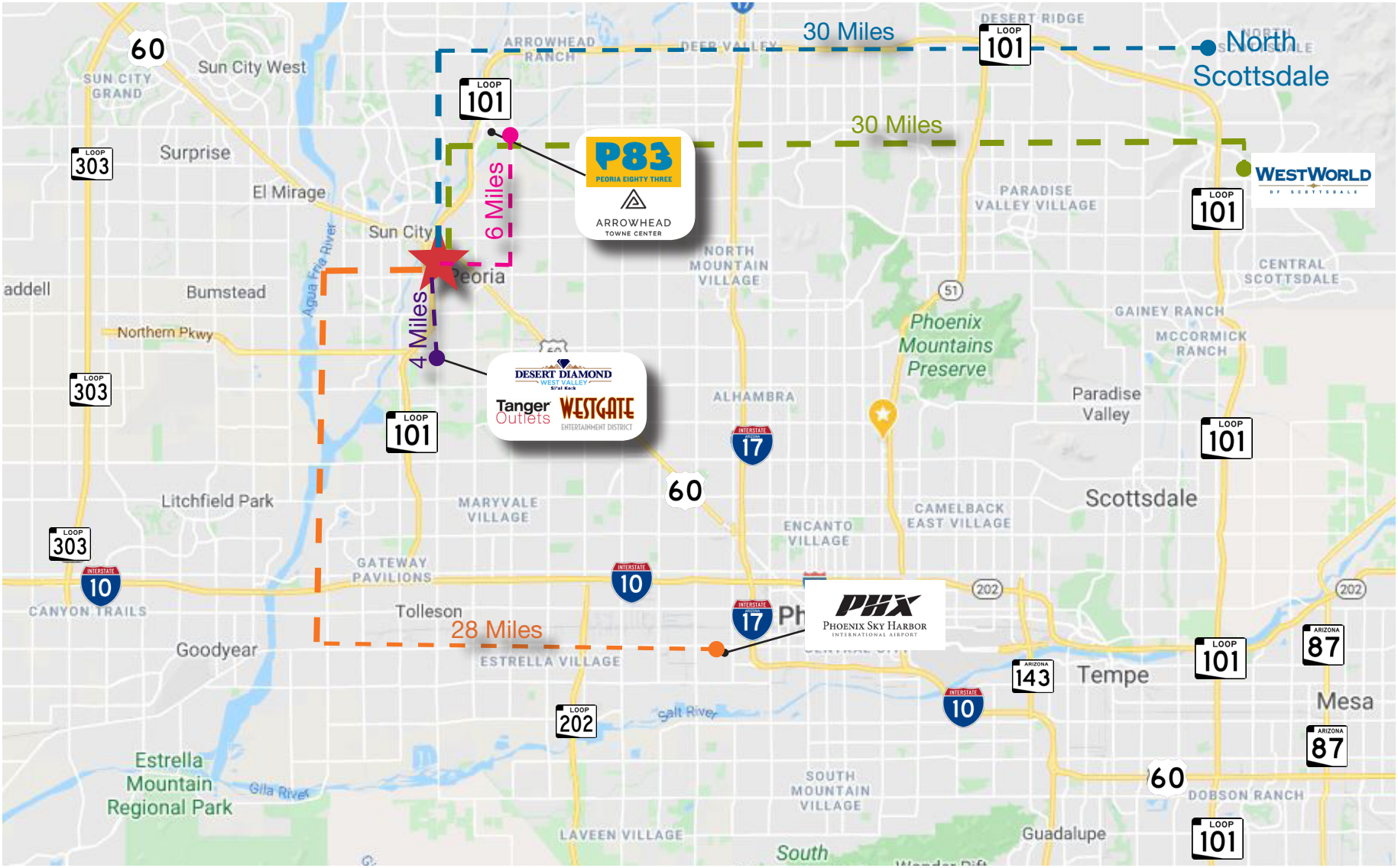
Proximity Map



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