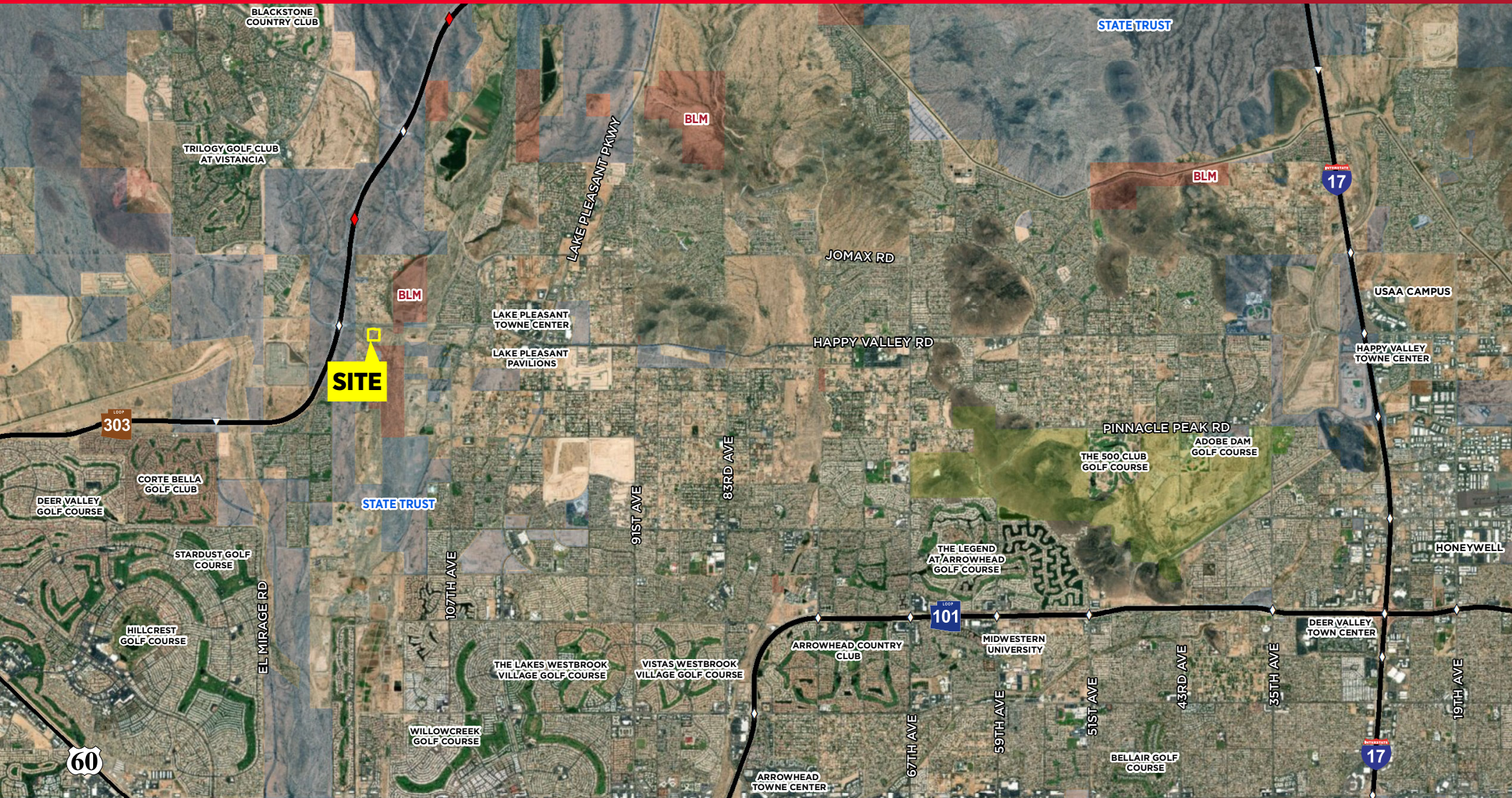


FOR SALE | ±10 ACRES

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 east of the 303 Freeway and Happy Valley Road full diamond interchange
- Site Dimensions:
N: ±660 E: ±620 S: ±660 W: ±620
- Site is ±20 minutes to the I-17/Deer Valley employment corridor



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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