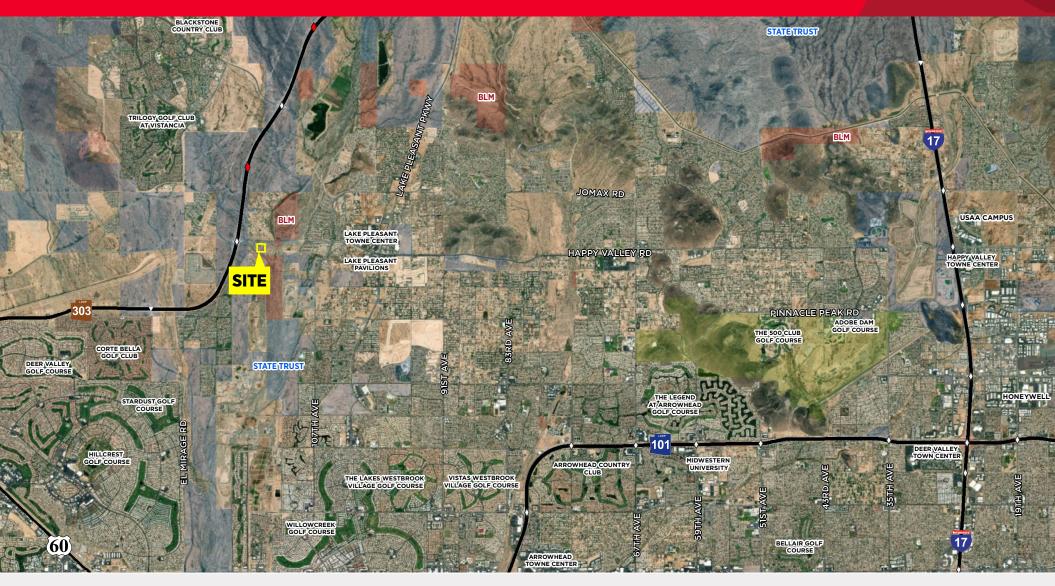
FOR SALE | ±10 ACRES

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

٠	Less than a 1/2-mile east of the Freeway and Happy Valley Roa diamond interchange	
٠	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 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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OTHER INFO:

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