

# LAND FOR SALE

E/SEC 137TH AVE. & INDIAN SCHOOL RD.  
AVONDALE, AZ



## PAD ZONED LAND FOR SALE

### AVAILABLE

- 500,201 GROSS SF (11.483 ACRES)
- \$6,252,500 (\$12.50 PER GROSS SF)

### FEATURES

- PARCELS: 501-73-651, 652, 653, 654
- 2018 PROPERTY TAXES: \$28,257
- Over 1,300 feet of frontage on Indian School Rd.
- C-2 Users Allowed
- 19,790 cpd on Indian School Rd. (2017)

### NOTABLE TENANTS IN TRADE AREA



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,909	75,998	178,680
Avg. Household Income	\$107,325	\$101,836	\$85,802
Daytime Employment	4,303	22,162	49,975

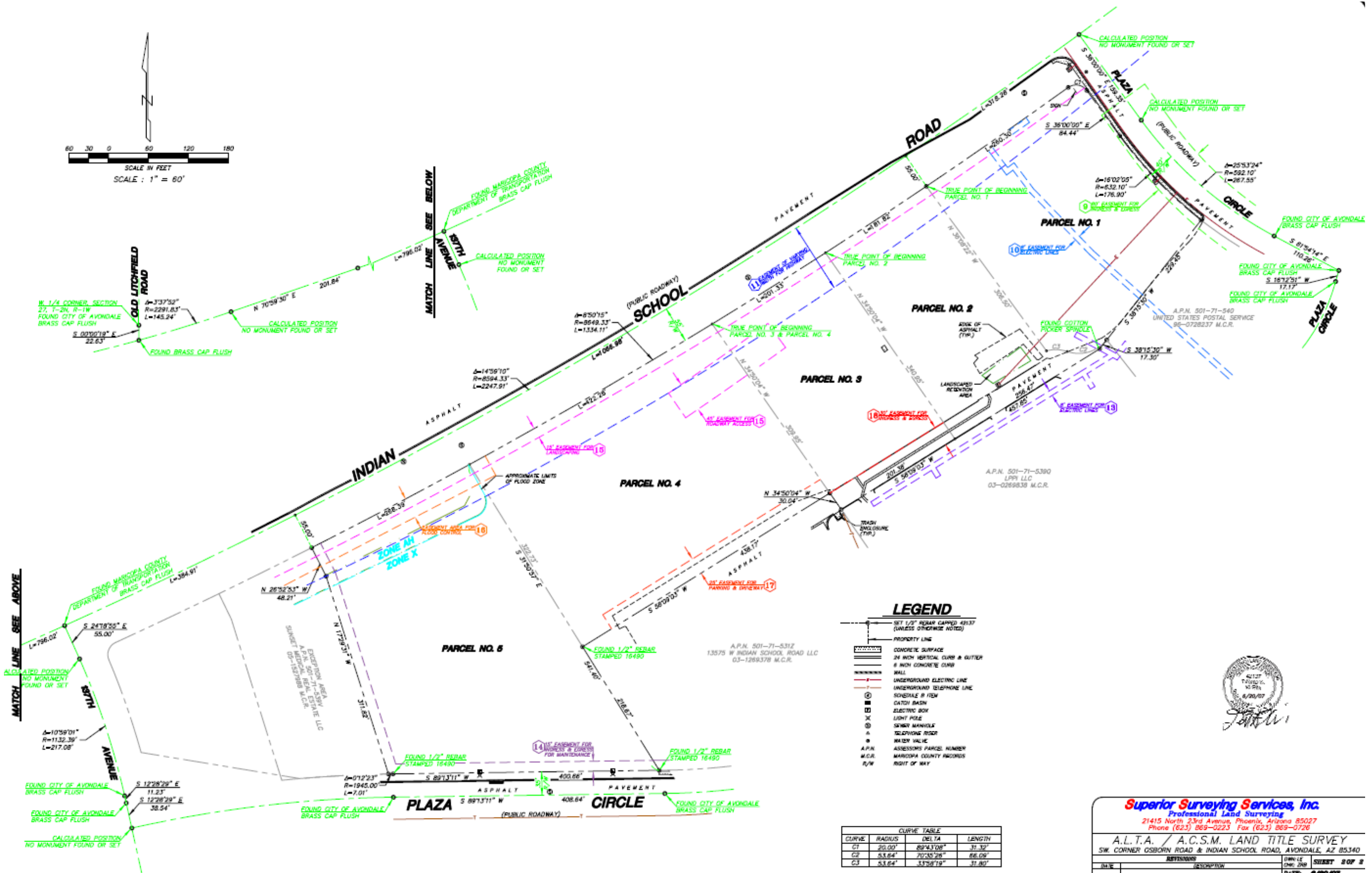


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# PAD ZONED LAND FOR SALE

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E/SEC 137TH AVE. & INDIAN SCHOOL RD.  
AVONDALE, AZ



**Superior Surveying Services, Inc.**  
Professional Land Surveying  
21415 North 23rd Avenue, Phoenix, Arizona 85027  
Phone (623) 869-0223 Fax (623) 869-0726

**A.L.T.A. / A.C.S.M. LAND TITLE SURVEY**  
SW CORNER OSBORN ROAD & INDIAN SCHOOL ROAD, AVONDALE, AZ 85340

DATE	DESCRIPTION	SHEET	2 OF 2
		DATE	6/20/07
		JOB NO.	270083

# PAD ZONED LAND FOR SALE

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## LAND FOR SALE

E/SEC 137TH AVE. & INDIAN SCHOOL RD.  
AVONDALE, AZ





Litchfield Elementary

SUBJECT

UNITED STATES POSTAL SERVICE

Indian School Rd.

Walmart Neighborhood Market

BURGER KING

WELLS FARGO

Walgreens

SAFeway FOOD & DRUG

Goodyear Recreation & Park

the Y

ESTRELLA MOUNTAIN COMMUNITY COLLEGE  
A Maricopa Community College

Thomas Rd.

Abrazo  
EoS FITNESS

CVS pharmacy

GreatHearts

Markins Theatres

LIFETIME FITNESS

McDowell Rd.

Litchfield Rd.

McDonald's

Applebee's

KinderCare LEARNING CENTER

Starbucks

TUTOR TIME LEARNING CENTER

Papa Murphy's TAKE 'N BAKE PIZZA

SPROUTS

BIG 5 SPORTSWEAR

JO-ANN fabric and craft store

KOHL'S

FedEx Kinko's

Bullard Ave.

INTERSTATE 10

McLANE

BEST BUY

Pier 1 Imports

Total Wine

ROSS DRESS FOR LESS

Famous Footwear

TARGET

Rockin' Barrel Old Spicery Store

chili's

Abrazo West Campus

LOWE'S

jcpenney

DISCOUNT TIRE

SEARS

BUFFALO WILD WINGS

Pollo Loco

Chick-fil-A

fray's

PETSMART

OfficeMax

LA FITNESS

Walmart SUPERCENTER

INTERSTATE 10

Cancer Treatment Centers of America

BUICK

Ford

GOODWILL

Arbys

O'Reilly AUTO PARTS

BIG LOTS!

SALLY'S

99c ONLY

Party City

THE HOME DEPOT

Ashley FURNITURE

SAM'S CLUB

IHOP

PIZZA HUT

peter piper

PIZZERIA

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4872/-112.3546

RF5

137th Ave & W Indian School Rd		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
Estimated Population (2018)		8,909	75,998	178,680
Projected Population (2023)		9,825	83,050	196,961
Census Population (2010)		8,825	68,162	156,630
Census Population (2000)		4,075	27,108	68,834
Projected Annual Growth (2018 to 2023)		916 2.1%	7,052 1.9%	18,281 2.0%
Historical Annual Growth (2010 to 2018)		84 0.1%	7,836 1.4%	22,050 1.8%
Historical Annual Growth (2000 to 2010)		4,750 11.7%	41,054 15.1%	87,796 12.8%
Estimated Population Density (2018)		2,837 <i>psm</i>	2,689 <i>psm</i>	2,276 <i>psm</i>
Trade Area Size		3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>				
Estimated Households (2018)		3,103	26,103	58,680
Projected Households (2023)		3,321	27,647	62,934
Census Households (2010)		3,062	23,437	51,100
Census Households (2000)		1,569	9,707	22,381
Estimated Households with Children (2018)		1,250 40.3%	9,997 38.3%	23,825 40.6%
Estimated Average Household Size (2018)		2.87	2.90	2.98
<b>Average Household Income</b>				
Estimated Average Household Income (2018)		\$107,325	\$101,836	\$85,802
Projected Average Household Income (2023)		\$118,929	\$114,275	\$95,686
Estimated Average Family Income (2018)		\$116,487	\$110,794	\$94,620
<b>Median Household Income</b>				
Estimated Median Household Income (2018)		\$89,521	\$79,550	\$68,941
Projected Median Household Income (2023)		\$102,976	\$91,586	\$78,937
Estimated Median Family Income (2018)		\$99,313	\$89,854	\$77,779
<b>Per Capita Income</b>				
Estimated Per Capita Income (2018)		\$37,380	\$35,000	\$28,551
Projected Per Capita Income (2023)		\$40,206	\$38,062	\$30,913
Estimated Per Capita Income 5 Year Growth		\$2,826 7.6%	\$3,062 8.7%	\$2,362 8.3%
Estimated Average Household Net Worth (2018)		\$1,073,190	\$967,525	\$779,189
<b>Daytime Demos (2018)</b>				
Total Businesses		480	2,367	4,523
Total Employees		4,303	22,162	49,975
Company Headquarter Businesses		-	3 0.1%	7 0.2%
Company Headquarter Employees		-	938 4.2%	1,167 2.3%
Employee Population per Business		9.0	9.4	11.0
Residential Population per Business		18.6	32.1	39.5

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4872/-112.3546

RFS

137th Ave & W Indian School Rd		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2018)	6,518	73.2%	51,316	67.5%	112,397	62.9%	
Black or African American (2018)	531	6.0%	6,616	8.7%	17,179	9.6%	
American Indian or Alaska Native (2018)	75	0.8%	717	0.9%	2,244	1.3%	
Asian (2018)	682	7.7%	4,828	6.4%	8,779	4.9%	
Hawaiian or Pacific Islander (2018)	7	0.1%	178	0.2%	439	0.2%	
Other Race (2018)	717	8.0%	9,063	11.9%	29,720	16.6%	
Two or More Races (2018)	379	4.3%	3,280	4.3%	7,922	4.4%	
Not Hispanic or Latino Population (2018)	6,784	76.2%	53,754	70.7%	112,400	62.9%	
Hispanic or Latino Population (2018)	2,125	23.8%	22,244	29.3%	66,280	37.1%	
Not Hispanic or Latino Population (2023)	7,331	74.6%	57,523	69.3%	121,300	61.6%	
Hispanic or Latino Population (2023)	2,494	25.4%	25,527	30.7%	75,662	38.4%	
Not Hispanic or Latino Population (2010)	6,887	78.0%	48,576	71.3%	96,105	61.4%	
Hispanic or Latino Population (2010)	1,938	22.0%	19,585	28.7%	60,525	38.6%	
Not Hispanic or Latino Population (2000)	3,717	91.2%	21,224	78.3%	47,015	68.3%	
Hispanic or Latino Population (2000)	358	8.8%	5,883	21.7%	21,819	31.7%	
Projected Hispanic Annual Growth (2018 to 2023)	369	3.5%	3,283	3.0%	9,382	2.8%	
Historic Hispanic Annual Growth (2000 to 2018)	1,766	27.4%	16,361	15.4%	44,461	11.3%	
<b>Age Distribution (2018)</b>							
Age Under 5	548	6.2%	5,167	6.8%	13,025	7.3%	
Age 5 to 9 Years	654	7.3%	5,568	7.3%	13,273	7.4%	
Age 10 to 14 Years	745	8.4%	5,713	7.5%	13,478	7.5%	
Age 15 to 19 Years	628	7.0%	5,110	6.7%	13,173	7.4%	
Age 20 to 24 Years	437	4.9%	4,395	5.8%	13,555	7.6%	
Age 25 to 29 Years	465	5.2%	4,946	6.5%	13,748	7.7%	
Age 30 to 34 Years	563	6.3%	5,218	6.9%	13,115	7.3%	
Age 35 to 39 Years	714	8.0%	5,627	7.4%	12,914	7.2%	
Age 40 to 44 Years	661	7.4%	5,063	6.7%	11,493	6.4%	
Age 45 to 49 Years	625	7.0%	4,814	6.3%	11,037	6.2%	
Age 50 to 54 Years	592	6.6%	4,322	5.7%	9,870	5.5%	
Age 55 to 59 Years	544	6.1%	4,397	5.8%	9,450	5.3%	
Age 60 to 64 Years	507	5.7%	4,463	5.9%	8,925	5.0%	
Age 65 to 74 Years	727	8.2%	7,374	9.7%	14,189	7.9%	
Age 75 to 84 Years	366	4.1%	2,923	3.8%	5,620	3.1%	
Age 85 Years or Over	133	1.5%	899	1.2%	1,815	1.0%	
Median Age	37.9		36.2		33.3		
<b>Gender Age Distribution (2018)</b>							
Female Population	4,609	51.7%	38,820	51.1%	91,253	51.1%	
Age 0 to 19 Years	1,264	27.4%	10,545	27.2%	25,877	28.4%	
Age 20 to 64 Years	2,679	58.1%	22,392	57.7%	53,878	59.0%	
Age 65 Years or Over	666	14.5%	5,882	15.2%	11,497	12.6%	
Female Median Age	38.5		36.8		34.1		
Male Population	4,300	48.3%	37,179	48.9%	87,428	48.9%	
Age 0 to 19 Years	1,311	30.5%	11,013	29.6%	27,072	31.0%	
Age 20 to 64 Years	2,429	56.5%	20,852	56.1%	50,230	57.5%	
Age 65 Years or Over	560	13.0%	5,313	14.3%	10,126	11.6%	
Male Median Age	37.1		35.6		32.6		

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RF5

137th Ave & W Indian School Rd		1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2018)</b>							
HH Income \$200,000 or More	249	8.0%	1,800	6.9%	2,809	4.8%	
HH Income \$150,000 to \$199,999	275	8.9%	2,104	8.1%	3,564	6.1%	
HH Income \$100,000 to \$149,999	777	25.0%	5,334	20.4%	9,804	16.7%	
HH Income \$75,000 to \$99,999	509	16.4%	4,206	16.1%	9,353	15.9%	
HH Income \$50,000 to \$74,999	516	16.6%	4,943	18.9%	12,190	20.8%	
HH Income \$35,000 to \$49,999	310	10.0%	3,135	12.0%	8,234	14.0%	
HH Income \$25,000 to \$34,999	201	6.5%	1,886	7.2%	4,600	7.8%	
HH Income \$15,000 to \$24,999	107	3.4%	1,083	4.1%	3,400	5.8%	
HH Income Under \$15,000	159	5.1%	1,613	6.2%	4,726	8.1%	
HH Income \$35,000 or More	2,635	84.9%	21,522	82.5%	45,954	78.3%	
HH Income \$75,000 or More	1,809	58.3%	13,444	51.5%	25,530	43.5%	
<b>Housing (2018)</b>							
Total Housing Units	3,327		27,891		62,723		
Housing Units Occupied	3,103	93.3%	26,103	93.6%	58,680	93.6%	
Housing Units Owner-Occupied	2,362	76.1%	18,282	70.0%	36,882	62.9%	
Housing Units, Renter-Occupied	741	23.9%	7,821	30.0%	21,798	37.1%	
Housing Units, Vacant	224	6.7%	1,788	6.4%	4,043	6.4%	
<b>Marital Status (2018)</b>							
Never Married	1,575	22.6%	16,952	28.5%	47,266	34.0%	
Currently Married	4,053	58.2%	31,732	53.3%	64,613	46.5%	
Separated	231	3.3%	2,223	3.7%	6,372	4.6%	
Widowed	364	5.2%	2,551	4.3%	5,564	4.0%	
Divorced	739	10.6%	6,092	10.2%	15,088	10.9%	
<b>Household Type (2018)</b>							
Population Family	8,067	90.6%	68,004	89.5%	154,998	86.7%	
Population Non-Family	840	9.4%	7,726	10.2%	19,696	11.0%	
Population Group Quarters	2	-	268	0.4%	3,986	2.2%	
Family Households	2,436	78.5%	20,248	77.6%	44,057	75.1%	
Non-Family Households	666	21.5%	5,855	22.4%	14,623	24.9%	
Married Couple with Children	889	21.9%	6,804	21.4%	15,188	23.5%	
Average Family Household Size	3.3		3.4		3.5		
<b>Household Size (2018)</b>							
1 Person Households	538	17.3%	4,375	16.8%	10,804	18.4%	
2 Person Households	1,017	32.8%	9,148	35.0%	18,143	30.9%	
3 Person Households	530	17.1%	4,199	16.1%	9,761	16.6%	
4 Person Households	579	18.7%	4,340	16.6%	9,670	16.5%	
5 Person Households	280	9.0%	2,352	9.0%	5,583	9.5%	
6 or More Person Households	158	5.1%	1,689	6.5%	4,718	8.0%	
<b>Household Vehicles (2018)</b>							
Households with 0 Vehicles Available	46	1.5%	741	2.8%	1,926	3.3%	
Households with 1 Vehicles Available	931	30.0%	7,955	30.5%	18,644	31.8%	
Households with 2 or More Vehicles Available	2,125	68.5%	17,407	66.7%	38,109	64.9%	
Total Vehicles Available	6,135		51,125		112,760		
Average Vehicles Per Household	2.0		2.0		1.9		

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137th Ave & W Indian School Rd	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force (2018)</b>			
Estimated Labor Population Age 16 Years or Over	6,819	58,452	136,346
Estimated Civilian Employed	4,259 62.5%	36,213 62.0%	84,569 62.0%
Estimated Civilian Unemployed	157 2.3%	1,117 1.9%	2,867 2.1%
Estimated in Armed Forces	61 0.9%	431 0.7%	1,502 1.1%
Estimated Not in Labor Force	2,343 34.4%	20,690 35.4%	47,408 34.8%
Unemployment Rate	2.3%	1.9%	2.1%
<b>Occupation (2015)</b>			
Occupation: Population Age 16 Years or Over	4,267	36,786	84,364
Management, Business, Financial Operations	738 17.3%	6,191 16.8%	12,022 14.2%
Professional, Related	1,169 27.4%	8,231 22.4%	16,615 19.7%
Service	760 17.8%	5,890 16.0%	14,961 17.7%
Sales, Office	971 22.8%	9,713 26.4%	22,863 27.1%
Farming, Fishing, Forestry	2 -	101 0.3%	329 0.4%
Construct, Extraction, Maintenance	243 5.7%	2,523 6.9%	6,617 7.8%
Production, Transport Material Moving	385 9.0%	4,137 11.2%	10,958 13.0%
White Collar Workers	2,879 67.5%	24,135 65.6%	51,499 61.0%
Blue Collar Workers	1,389 32.5%	12,651 34.4%	32,864 39.0%
<b>Consumer Expenditure (2018)</b>			
Total Household Expenditure	\$231 M	\$1.87 B	\$3.70 B
Total Non-Retail Expenditure	\$121 M 52.1%	\$972 M 52.0%	\$1.91 B 51.7%
Total Retail Expenditure	\$111 M 47.9%	\$896 M 48.0%	\$1.78 B 48.3%
Apparel	\$8.13 M 3.5%	\$65.7 M 3.5%	\$130 M 3.5%
Contributions	\$10.6 M 4.6%	\$84.6 M 4.5%	\$160 M 4.3%
Education	\$9.21 M 4.0%	\$72.6 M 3.9%	\$138 M 3.7%
Entertainment	\$13.1 M 5.7%	\$106 M 5.7%	\$208 M 5.6%
Food and Beverages	\$33.3 M 14.4%	\$271 M 14.5%	\$543 M 14.7%
Furnishings and Equipment	\$8.23 M 3.6%	\$66.0 M 3.5%	\$129 M 3.5%
Gifts	\$6.02 M 2.6%	\$47.8 M 2.6%	\$91.3 M 2.5%
Health Care	\$17.7 M 7.6%	\$144 M 7.7%	\$290 M 7.9%
Household Operations	\$6.98 M 3.0%	\$55.5 M 3.0%	\$107 M 2.9%
Miscellaneous Expenses	\$3.33 M 1.4%	\$27.0 M 1.4%	\$53.9 M 1.5%
Personal Care	\$2.99 M 1.3%	\$24.2 M 1.3%	\$48.1 M 1.3%
Personal Insurance	\$1.81 M 0.8%	\$14.4 M 0.8%	\$27.7 M 0.7%
Reading	\$515 K 0.2%	\$4.15 M 0.2%	\$8.17 M 0.2%
Shelter	\$47.7 M 20.6%	\$384 M 20.6%	\$758 M 20.5%
Tobacco	\$1.27 M 0.5%	\$10.6 M 0.6%	\$22.1 M 0.6%
Transportation	\$43.6 M 18.9%	\$354 M 18.9%	\$707 M 19.1%
Utilities	\$16.7 M 7.2%	\$136 M 7.3%	\$276 M 7.5%
<b>Educational Attainment (2018)</b>			
Adult Population Age 25 Years or Over	5,897	50,045	112,176
Elementary (Grade Level 0 to 8)	101 1.7%	1,469 2.9%	5,584 5.0%
Some High School (Grade Level 9 to 11)	230 3.9%	2,550 5.1%	8,477 7.6%
High School Graduate	999 16.9%	9,766 19.5%	26,771 23.9%
Some College	1,712 29.0%	14,964 29.9%	32,302 28.8%
Associate Degree Only	544 9.2%	4,853 9.7%	10,553 9.4%
Bachelor Degree Only	1,389 23.6%	10,009 20.0%	17,918 16.0%
Graduate Degree	922 15.6%	6,435 12.9%	10,570 9.4%

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137th Ave & W Indian School Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2015)</b>						
1 Detached Unit	2,654	86.7%	21,913	93.5%	45,872	89.8%
1 Attached Unit	147	4.8%	480	2.0%	1,878	3.7%
2 to 4 Units	25	0.8%	566	2.4%	1,642	3.2%
5 to 9 Units	64	2.1%	925	3.9%	2,309	4.5%
10 to 19 Units	44	1.4%	656	2.8%	1,893	3.7%
20 to 49 Units	66	2.2%	230	1.0%	693	1.4%
50 or More Units	69	2.3%	1,207	5.2%	2,762	5.4%
Mobile Home or Trailer	28	0.9%	682	2.9%	1,464	2.9%
Other Structure	1	-	13	0.1%	28	0.1%
<b>Homes Built By Year (2015)</b>						
Homes Built 2010 or later	45	1.5%	593	2.5%	1,028	2.0%
Homes Built 2000 to 2009	1,387	45.3%	13,512	57.7%	28,477	55.7%
Homes Built 1990 to 1999	599	19.5%	6,166	26.3%	12,271	24.0%
Homes Built 1980 to 1989	211	6.9%	1,821	7.8%	5,640	11.0%
Homes Built 1970 to 1979	517	16.9%	1,883	8.0%	4,788	9.4%
Homes Built 1960 to 1969	198	6.5%	732	3.1%	2,002	3.9%
Homes Built 1950 to 1959	63	2.1%	419	1.8%	1,326	2.6%
Homes Built Before 1949	13	0.4%	286	1.2%	836	1.6%
<b>Home Values (2015)</b>						
Home Values \$1,000,000 or More	9	0.4%	99	0.6%	197	0.6%
Home Values \$500,000 to \$999,999	107	4.6%	1,256	7.5%	2,070	6.3%
Home Values \$400,000 to \$499,999	117	5.0%	1,751	10.4%	2,617	8.0%
Home Values \$300,000 to \$399,999	464	19.7%	3,465	20.7%	5,339	16.4%
Home Values \$200,000 to \$299,999	924	39.2%	6,349	37.9%	11,085	34.0%
Home Values \$150,000 to \$199,999	391	16.6%	3,159	18.9%	7,742	23.7%
Home Values \$100,000 to \$149,999	198	8.4%	1,562	9.3%	4,405	13.5%
Home Values \$70,000 to \$99,999	37	1.6%	341	2.0%	1,425	4.4%
Home Values \$50,000 to \$69,999	8	0.3%	131	0.8%	456	1.4%
Home Values \$25,000 to \$49,999	8	0.3%	171	1.0%	430	1.3%
Home Values Under \$25,000	55	2.3%	405	2.4%	817	2.5%
Owner-Occupied Median Home Value	\$253,029		\$253,511		\$224,729	
Renter-Occupied Median Rent	\$1,081		\$981		\$951	
<b>Transportation To Work (2015)</b>						
Drive to Work Alone	3,165	73.8%	28,563	77.1%	66,090	78.2%
Drive to Work in Carpool	508	11.9%	3,688	10.0%	9,772	11.6%
Travel to Work by Public Transportation	53	1.2%	377	1.0%	899	1.1%
Drive to Work on Motorcycle	34	0.8%	150	0.4%	297	0.4%
Walk or Bicycle to Work	92	2.1%	497	1.3%	1,283	1.5%
Other Means	39	0.9%	405	1.1%	885	1.0%
Work at Home	396	9.2%	3,383	9.1%	5,238	6.2%
<b>Travel Time (2015)</b>						
Travel to Work in 14 Minutes or Less	900	23.1%	6,300	18.7%	16,532	20.9%
Travel to Work in 15 to 29 Minutes	1,203	30.9%	11,554	34.3%	28,150	35.5%
Travel to Work in 30 to 59 Minutes	1,261	32.4%	12,267	36.4%	27,493	34.7%
Travel to Work in 60 Minutes or More	508	13.0%	3,639	10.8%	7,344	9.3%
Average Minutes Travel to Work	26.8		26.7		24.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.