

±3.92 ACRES OF LAND FOR SALE

W/SWC OF LAKE PLEASANT PARKWAY & PINNACLE PEAK ROAD - FOR SALE

Peoria, Arizona 85383

CALL FOR PRICING

PROPERTY INFORMATION

- + Parcel Size: ±170,745 SF (±3.92 acres)
- + Parcel Number: 200-10-051A (Maricopa County)
- + Zoning: PAD
- + All utilities are stubbed to the lot line, development ready
- + High traffic counts along Lake Pleasant Parkway
- + New growth area
- + Site adjacent to new Peoria Police and Fire Stations

CONTACT

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CBRE

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2018 DEMOGRAPHICS	1 Mi.	3 Mi.	5 Mi.
Estimated Population	6,253	60,372	162,767
2023 Projected Population	7,020	67,068	176,758
Average Household Income	\$114,805	\$101,503	\$91,059
Estimated Median Age	34.7	41.5	48.3

SOURCE: Esri 2019

TRAFFIC COUNTS	
Lake Pleasant Parkway	25,099 VPD
Pinnacle Peak Road	1,434 VPD

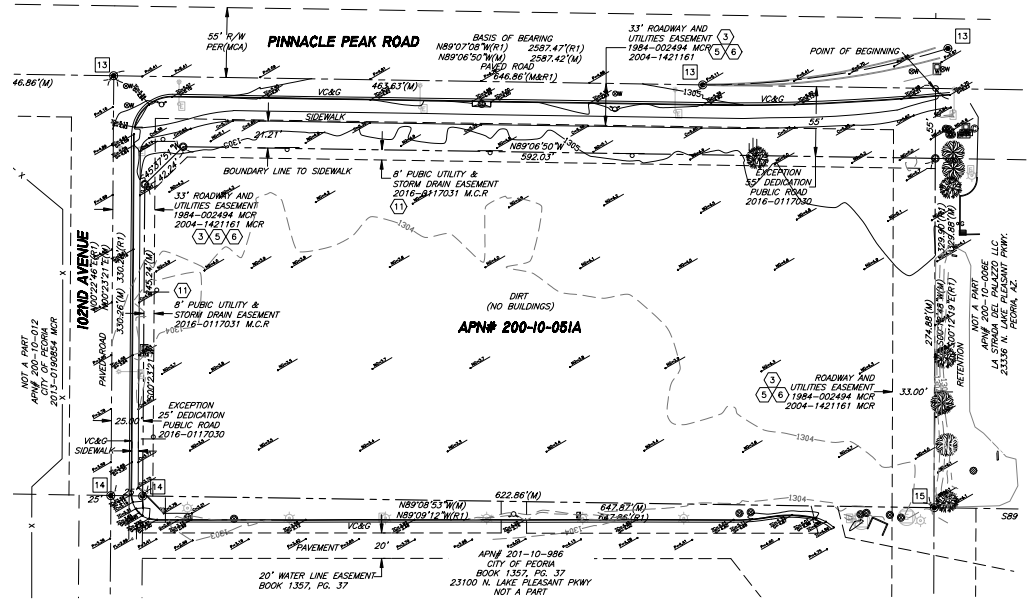
SOURCE: City of Peoria 2017

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ALTA LAND SURVEY



NOT TO SCALE

AREAS:

SUBJECT PARCEL - ±170,752 SQUARE FEET OR ±3.92 ACRES

BENCHMARK:

GDACS POINT NAME 47554-1
FOUND MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HANDHOLE,
NORTHEAST CORNER OF SECTION 17, T4N,
R1E, ASHM MONUMENT #1
ELEVATION = 1313.03 (NAVD 88)

PARKING:

NO DESIGNATED PARKING AREAS

ACCESS:

SUBJECT PARCEL HAS DIRECT
ACCESS TO PINNACLE PEAK
ROAD AND 102ND AVENUE.