

LENDER OWNED ±6.8 ACRES IN GRIFFITH COMMERCE PARK

EXCLUSIVE LISTING | NEC 107TH AVENUE & VAN BUREN STREET, AVONDALE, ARIZONA



PROPERTY SIZE ±6.8 acres (lots 1-3)

PRICING Call for pricing

PARCEL 102-55-004, 102-55-005, 102-55-006

ZONING PAD, Griffith Commerce Park, City of Avondale

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Average Population	±3,382	±93,529	±242,080
Est. 2017 Average Household Income	\$65,490	\$67,833	\$54,110

Source: ESRI, 2017

TRAFFIC COUNTS

107th Avenue - N/S: ±17,574 VPD

Van Buren Street - E/W: ±10,475 VPD

Source: Kalibrate Technologies (ESRI), 2017

TAXES \$17,089.94 (2017)

COMMENTS

- Three (3) platted and improved commercial lots
- Part of Griffith Commerce Park PAD
- Less than one (1) mile south of I-10
- Full diamond interchange at 99th Avenue
- Located in the heart of West Valley industrial submarket
- Subject to City and Griffith Park PAD requirements

Chad T. Russell, P.C. | crussell@landadvisors.com

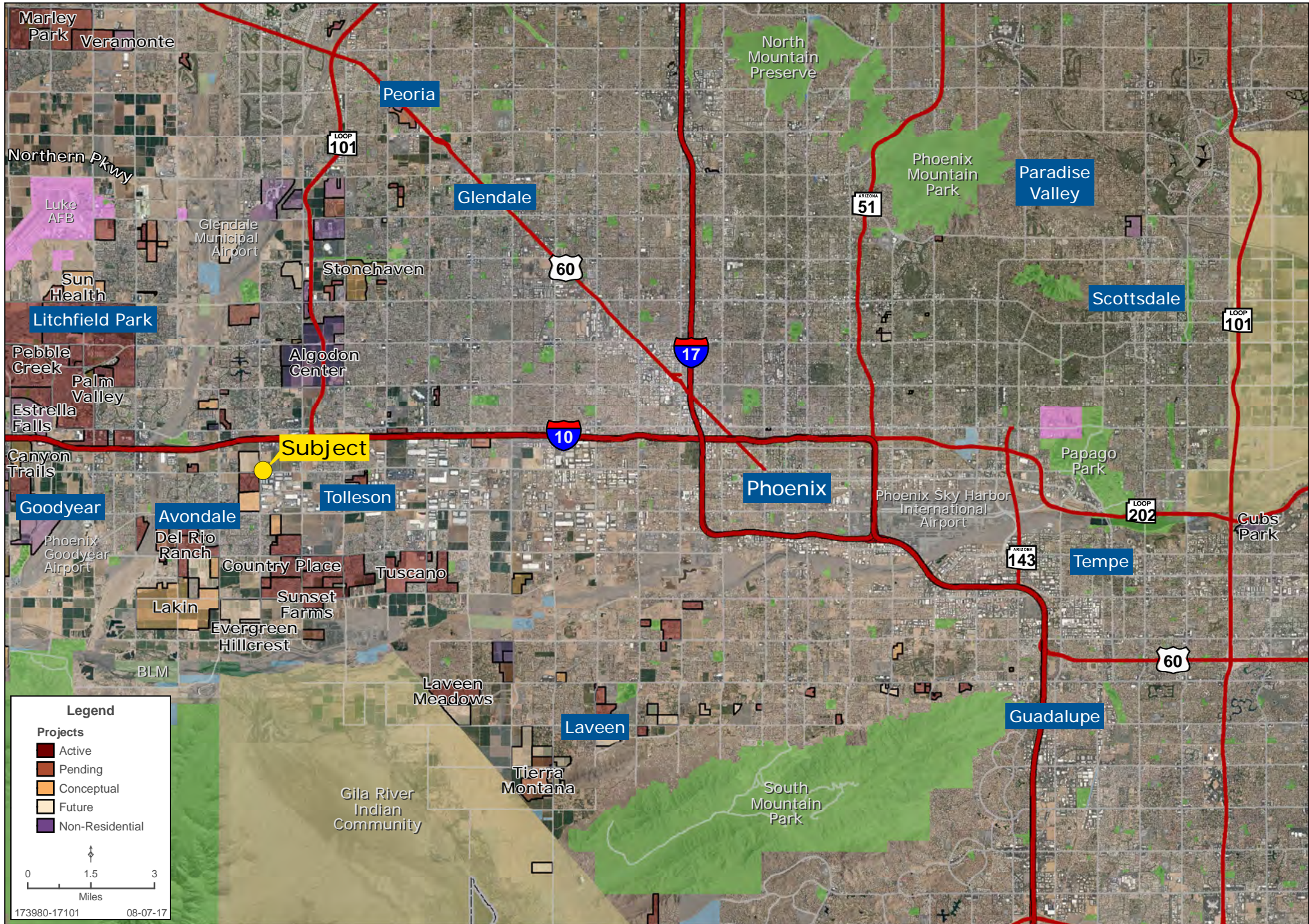
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMaricopa173980-4.6.18



REGIONAL MAP

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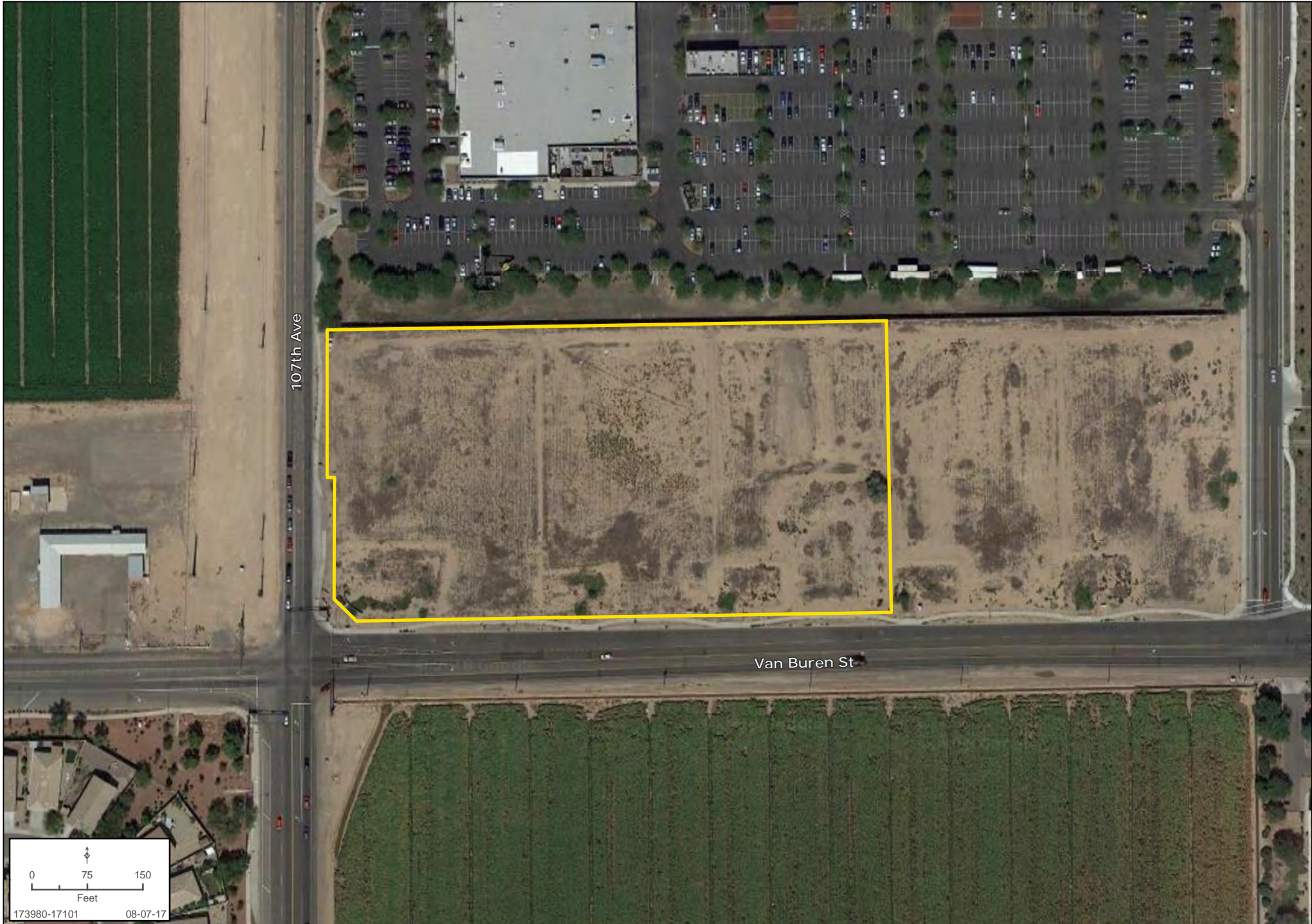
SURROUNDING DEVELOPMENT MAP

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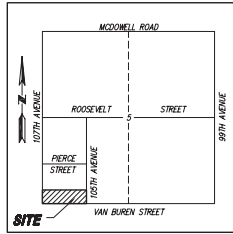
PROPERTY DETAIL MAP

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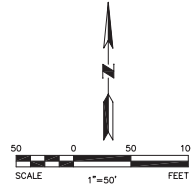


A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

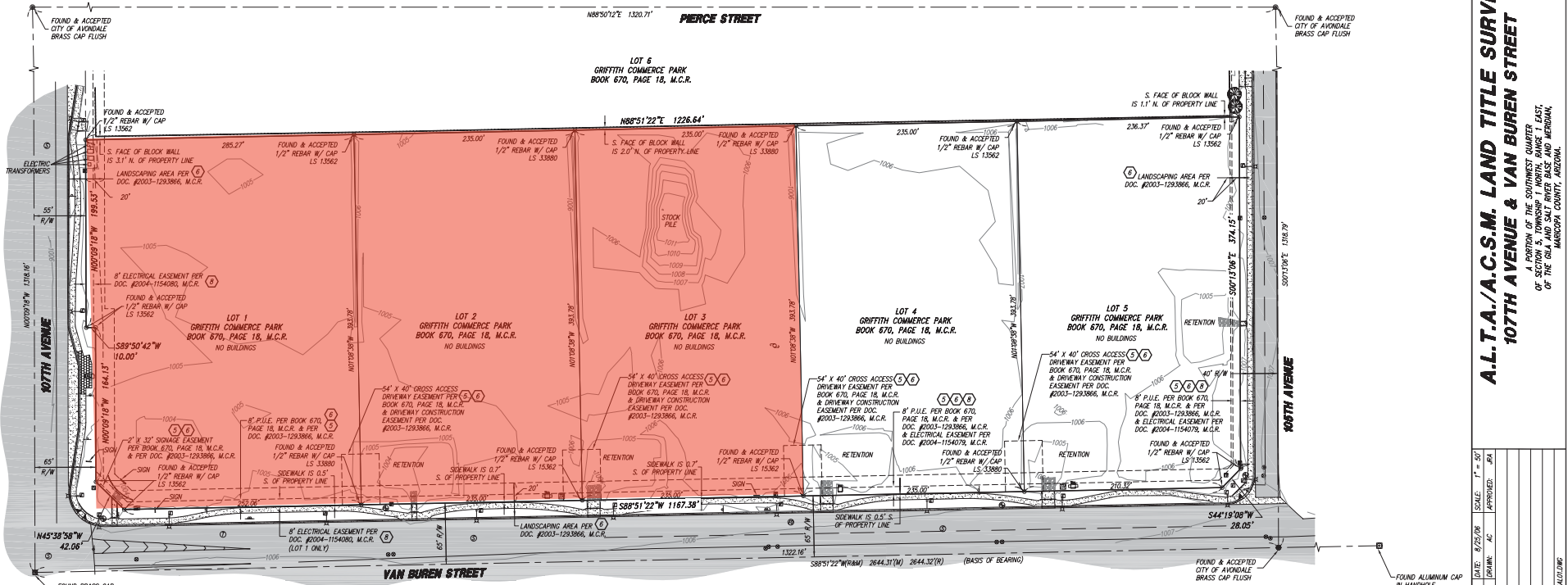


VICINITY MAP
SECTION 5
T.1N., R.1E., G.4S.R.B. & M.
MARICOPA COUNTY, ARIZONA



LEGEND

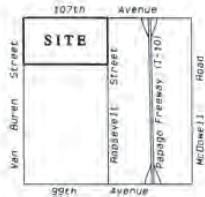
○	BRASS CAP IN HANDHOLE	○	TELEVISION RISER
○	BRASS CAP FLUSH	○	PALO VERDE TREE
○	FOUND MONUMENT	○	TELEPHONE MANHOLE
○	SET 1/2" REBAR W/ CAP LS 37172	○	TELEPHONE RISER
○	UNLESS OTHERWISE NOTED	○	FIBEROPTIC MANHOLE
○	WATER VALVE	○	BOUNDARY
○	FIRE HYDRANT	○	WALL
○	WATER METER	○	AC PAVEMENT
○	STREET LIGHT	○	CONCRETE
○	POWER POLE	○	PAVING BROCK
○	ELECTRIC JUNCTION BOX	○	RP RAP
○	TRAFFIC SIGNAL JUNCTION BOX		
○	ELECTRIC TRANSFORMER		
○	MANHOLE		
○	SEWER MANHOLE		
○	SIGN		



NORTHSIGHT
LAND SURVEYORS & CONSULTING
A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

UNOFFICIAL COPY

DATE: 8/25/09	SCALE: 1" = 50'	DATE: 8/25/09	SCALE: 1" = 50'
DRAWN: AC	APPROVED: [Signature]	DRAWN: AC	APPROVED: [Signature]
REV:		REV:	
DRAWING TITLE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY	DATE: 8/25/09	DRAWING TITLE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY	DATE: 8/25/09



VICINITY MAP
Section 5, T1N, R1E

FINAL PLAT FOR GRIFFITH COMMERCE PARK

A 12 lot subdivision of the West half of the Southwest quarter of
Section 5, Township 1 North, Range 1 East, of the Gila and Salt River Meridian,
City Of Avondale, Maricopa County, Arizona

DEDICATION

STATE OF ARIZONA } SS. STATE OF NEW YORK } SS.
COUNTY OF MARICOPA } COUNTY OF NEW YORK }
KNOW ALL MEN BY THESE PRESENTS:

That Sure-Lock III, L.L.C., an Arizona limited liability company, Mechanic (AZ) QRS 15-41, Inc., a Delaware Corporation as owners subdivided under the name GRIFFITH COMMERCE PARK the West half of the Southwest quarter of Section 5, Township 1 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona and that said plat sets forth the location and gives the dimensions of each lot and street constituting same and that each lot and each street shall be known by the number or name that is given to each respectively on this plat and that Sure-Lock III, L.L.C., an Arizona limited liability company, Mechanic (AZ) QRS 15-41, Inc., a Delaware Corporation as owners hereby dedicate to the public the streets and grant easements in the above described premises for the purposes therein shown.

IN WITNESS WHEREOF:

Sure-Lock III, L.L.C., an Arizona limited liability company, Mechanic (AZ) QRS 15-41, Inc., a Delaware Corporation as owners have hereunto caused their names to be affixed and the same to be attested by the signatures of their corporate officers, thereunto duly authorized this 26th day of OCTOBER, 2003.

For Sure-Lock III, L.L.C., an Arizona limited liability company. (Lots 1-5, 7 and 9-12)

By Scott W. Saffel MANAGING MEMBER
Title

For Mechanic (AZ) QRS 15-41, Inc., a Delaware corporation. (Lot 6)

By ARCIL President
Title

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS.
COUNTY OF MARICOPA }

On this 26th day of OCTOBER, 2003 before me personally appeared DAVID B. HALL who acknowledged himself authorized to do so executed the foregoing instrument for the purposes therein contained by signing on behalf of Sure-Lock III, L.L.C., an Arizona limited liability company.

In witness whereof: I hereunto set my hand and official seal.

My Commission expires: OCTOBER 31, 2006
Date

David B. Hall
Notary Public

ACKNOWLEDGEMENT

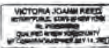
STATE OF NEW YORK } SS.
COUNTY OF NEW YORK }

On this 10th day of October, 2003 before me personally appeared DAVID B. HALL who acknowledged himself authorized to do so executed the foregoing instrument for the purposes therein contained by signing on behalf of Mechanic (AZ) QRS 15-41, Inc., a Delaware corporation.

In witness whereof: I hereunto set my hand and official seal.

My Commission expires: July 14, 2007
Date

Victoria J. M. Reed
Notary Public



CERTIFICATE

I, David B. Hall, hereby certify that I am a Registered Land Surveyor of the State of Arizona; that this map, consisting of (2) sheets, correctly represents a survey made under my supervision during the month of May 2002; that the survey is true and complete as shown; that all monuments shown actually exist or will be set as shown; that their positions are correctly shown; and that said monuments are sufficient to enable the survey to be retraced.



David B. Hall
Registered Land Surveyor #13562

OCTOBER 28, 2003
Date

NOTES:

- Maintenance of the private common signage and landscaping shall be the responsibility of the property owners as set forth in the Declaration of Covenants, Conditions and Restrictions as recorded at the Maricopa County Records Office in Instrument _____ recorded in _____.
- All utility and public service easements, including any limitations or easements and construction within such easements shall be limited to utilities, landscaping and wood, wire or removable section type fences.
- All utilities shall be installed underground.
- All electric and communication lines to be constructed underground as required by the Arizona Corporation Commission.
- No alterations shall be made to the storm water retention areas that are a part of these premises without written approval by the City of Avondale.
- No structures shall be constructed in or across nor shall other improvements or alterations be made to the drainage facilities that are a part of this subdivision without written authorization by the City of Avondale.
- All retention basins must drain any storm event up to and including 100 year, 2 hour storm within 36 hours. Owner must take corrective actions to bring the basin into compliance.
- Shared Driveway Accesses into public street shall be required for Lots 1 thru 5 and Lots 8 thru 12 as shown hereon. The exact location of such access shall be subject to all City of Avondale, County, State or other applicable design standards and shall be determined during the City of Avondale's Site Plan approval.

BASIS OF BEARING:

The North Line SW1/4 Section 5, T1N, R1E main line also being the Monument Line of Roosevelt Street at a bearing of N88°49'01"E.

DEVELOPER:

SURE-LOCK III, L.L.C.
PO Box 780710
Wichita, Kansas 67278-0710
(316) 895-0790 (Office)
(602) 549-3830 (Mobile)
CONTACT: LES GRIFFITH

SURVEYOR/ENGINEER:

A.E.C. CONSULTANTS, INC.
1710 E. INDIAN SCHOOL RD., SUITE 100
PHOENIX, AZ 85016
(602) 254-1427
DAVID B. HALL, R.L.S.

BOOK 670 PAGE 18

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
WELLEN PARRELL
2004-0132038

ASSURED WATER

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 46-216 ARIZONA REVISED STATUTES.

APPROVALS:

APPROVED BY CITY COUNCIL OF THE CITY OF AVONDALE, ARIZONA ON THIS 18th DAY OF October, 2003

By Scott W. Saffel 26/03
MAYOR DATE

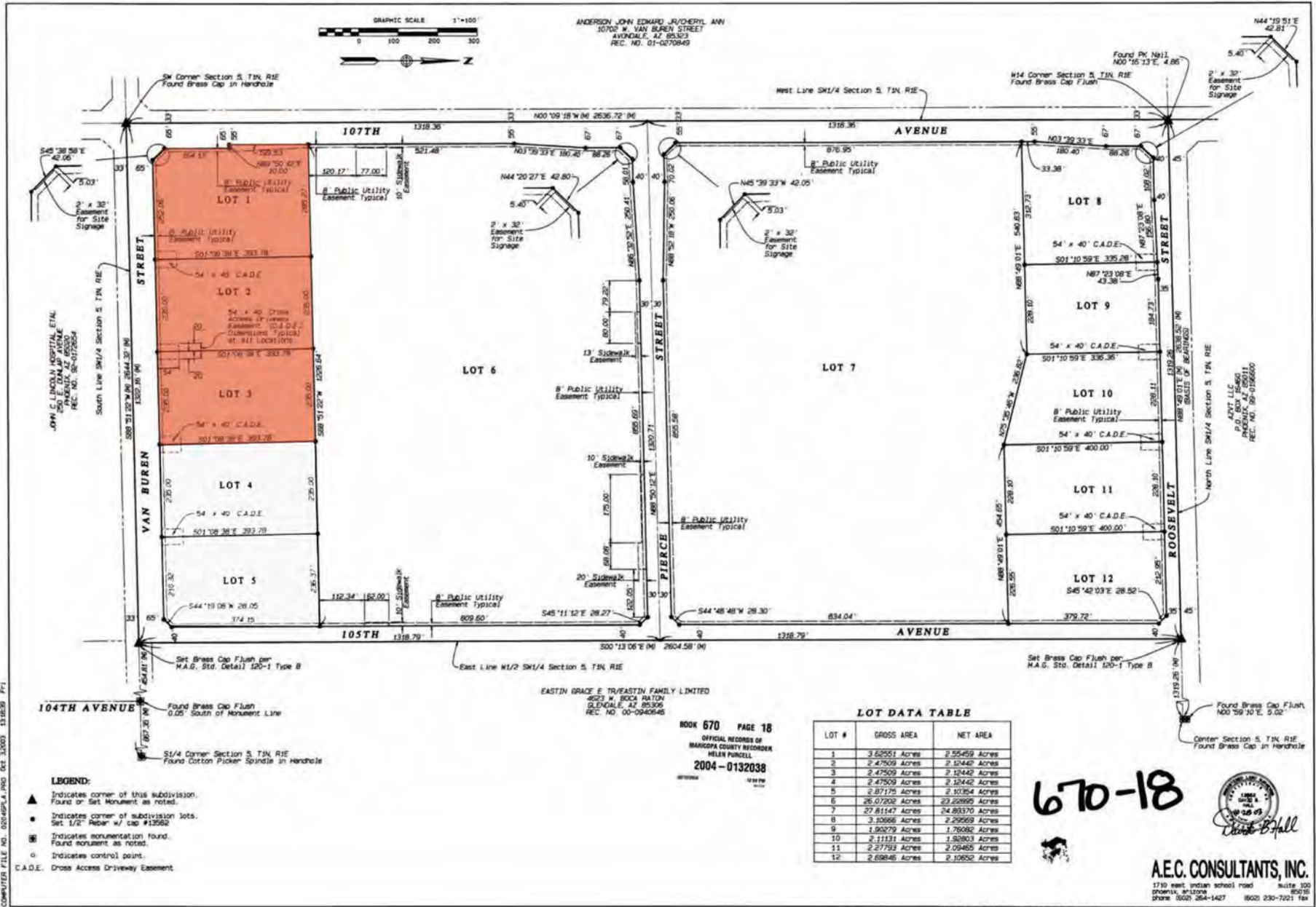
Attest Scott W. Saffel 2-9-04
CITY CLERK DATE

By William R. E. 2/15/04
CITY ENGINEERING DEPARTMENT DATE

670-18

A.E.C. CONSULTANTS, INC.
1710 East Indian School Road Suite 100
Phoenix, AZ 85016
Phone: (602) 364-1427 (602) 230-7291 Fax

GRIFFITH COMMERCE PARK PLAT MAP



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GRIFFITH COMMERCE PARK PROPERTY PHOTOS

