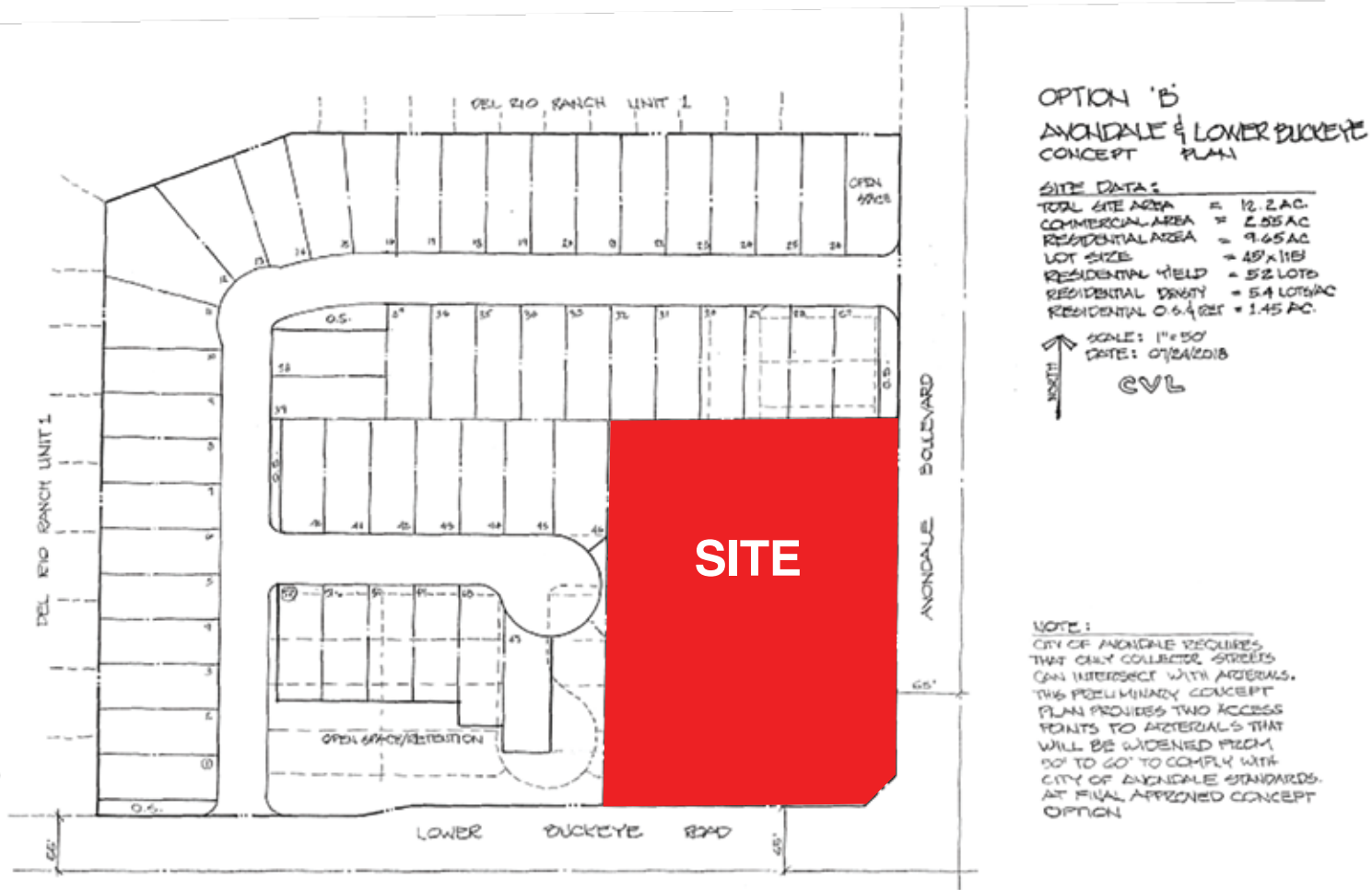


# Northwest Corner of Avondale Boulevard & Lower Buckeye Road - Avondale, Arizona

(Conceptual)



## DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles
Estimated Population (2020)	12,243	42,990	68,727
Projected Population (2025)	13,547	47,326	76,070
Estimated Avg. Household Income (2020)	\$81,413	\$83,294	\$74,511
Projected Avg. Household Income (2025)	\$87,189	\$93,067	\$82,148
Average Household Size (2020)	3.6	3.5	3.5
Total Daytime Employees (2020)	986	3,684	13,350
Median Age (2020)	30.5	29.7	29.5

## TRAFFIC COUNTS (2020 Source: SitesUSA)

Avondale Boulevard	13,278
Lower Buckeye Road	6,472
<b>Total Cars Per Day</b>	<b>19,750</b>



2015 Top Firm Award



# DE RITO PARTNERS, INC

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# HARD CORNER PARCEL IN DYNAMIC SOUTHWEST VALLEY

Northwest Corner of Avondale Boulevard & Lower Buckeye Road - Avondale, Arizona

APPROXIMATELY 2.55 ACRES | ON HARD CORNER | FOR SALE



For further information contact:

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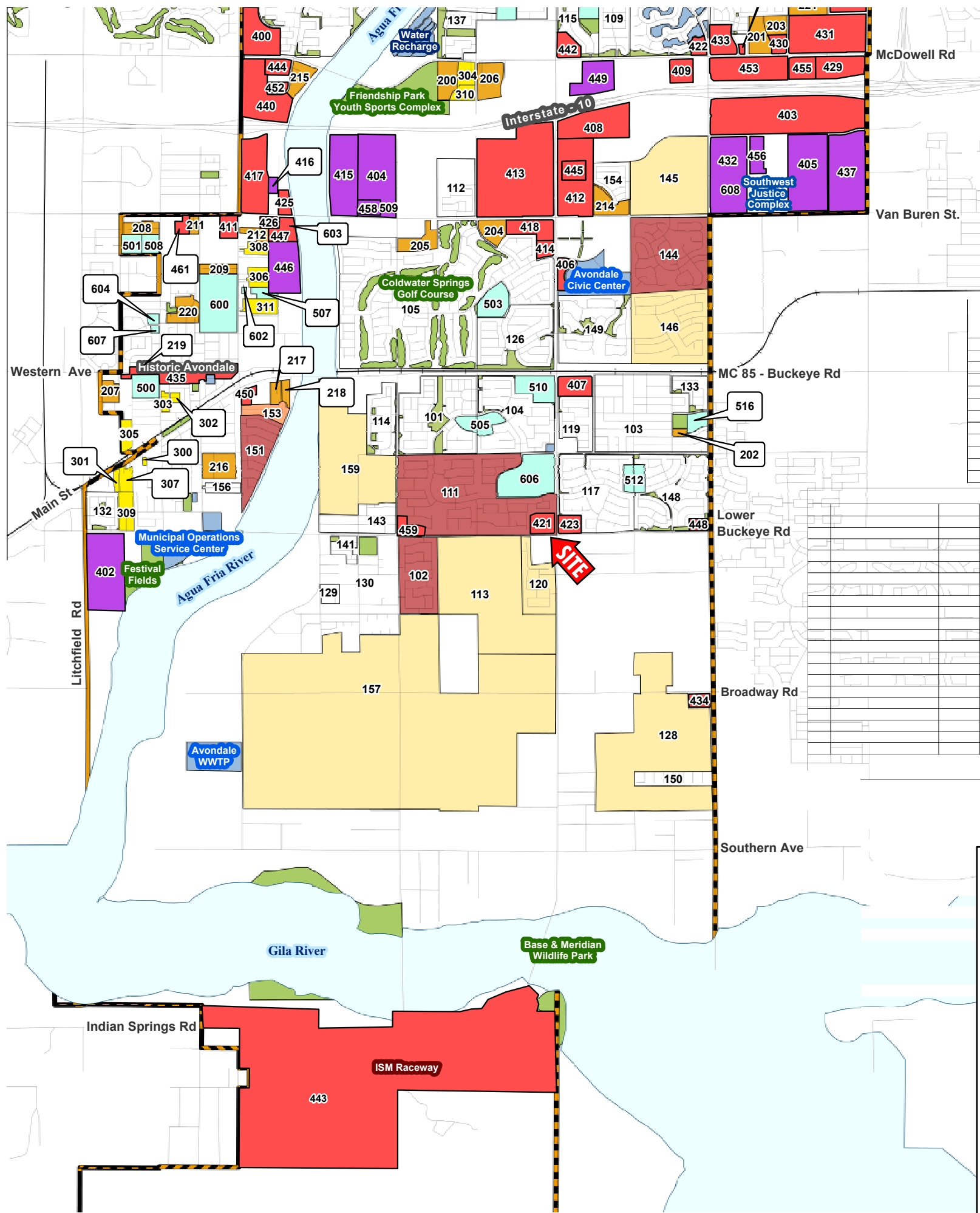
## PROJECT HIGHLIGHTS

- Underserved Southwest Valley Trade Area
- Over 6,900 units in planning stage across 9 residential developments
- Strategically located on "going home" side of the street and in the middle of Del Rio Ranch master planned community
- Average household income of \$81,413 and over 12,000 people in a 1 mile radius
- Assistance on development and impact fees may be available
- Zoning - designated for C-2 / Water and Sewer available

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Single Family Residential							
No.	DEVELOPMENT	TOTAL ACRES	TOTAL UNITS	UNITS BUILT*	% COMPLETE	DENSITY	STATUS
100	Avalon Estates	15	32	32	100	2.2	COMPLETE
101	Cambridge Estates	160	564	564	100	3.53	COMPLETE
102	Cantada Ranch	73	251	196	78	3.42	ACTIVE
103	Cashion						ACTIVE
104	Coldwater Ridge	117	487	487	100	4.16	COMPLETE
105	Coldwater Springs	490	1887	1887	100	3.60	COMPLETE
106	Corte Sierra	333	785	785	100	2.36	COMPLETE
107	Crystal Gardens	232	904	904	100	2.36	COMPLETE
108	Crystal Park Estates	12	50	50	100	4.17	COMPLETE
109	Crystal Point	62	281	281	100	4.53	COMPLETE
110	Crystal Ridge	25	129	129	100	5.16	COMPLETE
111	Del Rio Ranch Phase 1 and 2	224	760	697	92	3.39	ACTIVE
112	Desert Springs Village	32	186	186	100	5.80	COMPLETE
113	Diamond P Ranch	245	589	0	0	2.40	PLANNED
114	Diamond Ridge	45	210	210	100	4.67	COMPLETE
115	Donatela I	45	147	147	100	3.28	COMPLETE
116	Donatela II	74	204	204	100	3.20	COMPLETE
117	Durango Park	160	552	552	100	3.45	COMPLETE
118	Dysart Ranch	109	293	293	100	2.69	COMPLETE
119	Fieldcrest	75	279	279	100	3.72	COMPLETE
120	Fleming Farms	53	147	0	0	2.94	PLANNED
121	Fulton Estates	100	286	286	100	2.86	COMPLETE
122	Garden Lakes	700	2201	2201	100	3.14	COMPLETE
123	Garden Park	40	164	164	100	4.10	COMPLETE
124	Garden Trails	39	144	144	100	3.69	COMPLETE
125	Glenarm Farms	150	150	150	100	1.00	COMPLETE
126	Glenhurst	130	469	469	100	3.90	COMPLETE
127	Harbor Shores	98	472	472	100	4.80	COMPLETE
128	Verde Trails	245	858	0	0	3.50	PLANNED
129	Hillcrest Village	8	37	37	100	4.58	COMPLETE
130	Las Lugas						ACTIVE
131	Las Palmeras	42	268	268	100	6.43	COMPLETE
132	Litchfield Mountain View	34	147	147	100	4.32	COMPLETE
133	Littleton Manor	25	118	118	100	4.72	COMPLETE
134	Los Arbolitos	81	309	309	100	3.81	COMPLETE
135	Oak Park	17	52	4	7.7	3.63	FINISHED LOTS REMAINING/INACTIVE
136	Palm Gardens	31	142	142	100	4.58	COMPLETE
137	Palm Meadows	51	183	183	100	3.58	COMPLETE
138	Parkside Village	104	412	0	0	10.00	PLANNED
139	Pecan Groves	23	62	62	100	2.70	COMPLETE
140	Rancho Santa Fe	545	1999	1999	100	3.67	COMPLETE
141	Regal at Rio Vista Estates	16	52	52	100	3.75	COMPLETE
142	Rio Crossing	117	345	345	100	3.76	COMPLETE
143	Rio Vista	70	300	300	100	4.28	COMPLETE
144	Roosevelt Park	147	481	481	100	4.00	COMPLETE
145	Roosevelt Park Phase II	128	607	0	0	4.70	PLANNED
146	Vista Del Verde	144	379	0	0	2.60	PLANNED
147	Sage Creek	80	425	425	100	5.48	COMPLETE
148	Sanctuary	160	562	562	100	3.51	COMPLETE
149	Starlight Trail	126	442	442	100	3.50	COMPLETE
150	Tierra Ranchettes	28	83	83	100	2.96	COMPLETE
151	Tres Rios Landing	56	265	254	96	4.64	ACTIVE
152	Upland Park	79	331	331	100	4.19	COMPLETE
153	Village at Tres Rios	16	104	53	51	6.40	FINISHED LOTS REMAINING
154	Waterford Square	30	217	217	100	6.84	COMPLETE
155	Westwind	132	534	534	100	4.07	COMPLETE
156	Whyman Haciendas	9	32	32	100	3.7	COMPLETE
157	Lakin Ranch	1124	3695	0	0	3.2	PLANNED
158	San Villaggio	15.2	34	0	0	2.2	ACTIVE
159	Del Rio Ranch Phase 3	176.3	491	0	0	2.78	PLANNED
TOTALS (*estimates)		7697.5	26589	19149			

### Avondale Development Progress

**Freeways** (thick grey line)

**Railroad** (thin grey line with cross-ticks)

**Avondale Planning Boundary** (dashed black line)

**Parks/Open Space** (green fill)

**Multiple Family Residential** (orange fill)

**Manufactured Home Park** (yellow fill)

**Commercial** (red fill)

**Industrial-Commerce Park** (purple fill)

**Schools** (light blue fill)

**City Facilities** (blue fill)

**Single-Family Neighborhood Development Progress**

- Planned/No Homes
- 1-33% Complete
- 34-66% Complete
- 66-99% Complete
- 100% Complete

**2017 Population Estimates = 81,621 Residents**

**Source: Maricopa Association of Governments**

**Disclaimer:**

- The data contained in this map is deemed reliable, but is not guaranteed.
- This map should be used for informational purposes only and does not constitute a legal document for the description of these properties.
- Road rights-of-way, parcel lines, and other features are shown for general reference only.
- Every effort has been made to ensure the accuracy of this data.
- No warranties either explicit or implied regarding its use are provided by the City of Avondale.

0 0.25 0.5 1 Miles

Author: Planning Department  
Map Last Updated: 4/24/18