

NEC INDIAN SCHOOL RD & EL MIRAGE RD

±7.40 Acres | 12280 W. Indian School Road - Avondale, Arizona

COMMERCIAL SITE
AVAILABLE FOR SALE

N El Mirage Rd

W Indian School Road

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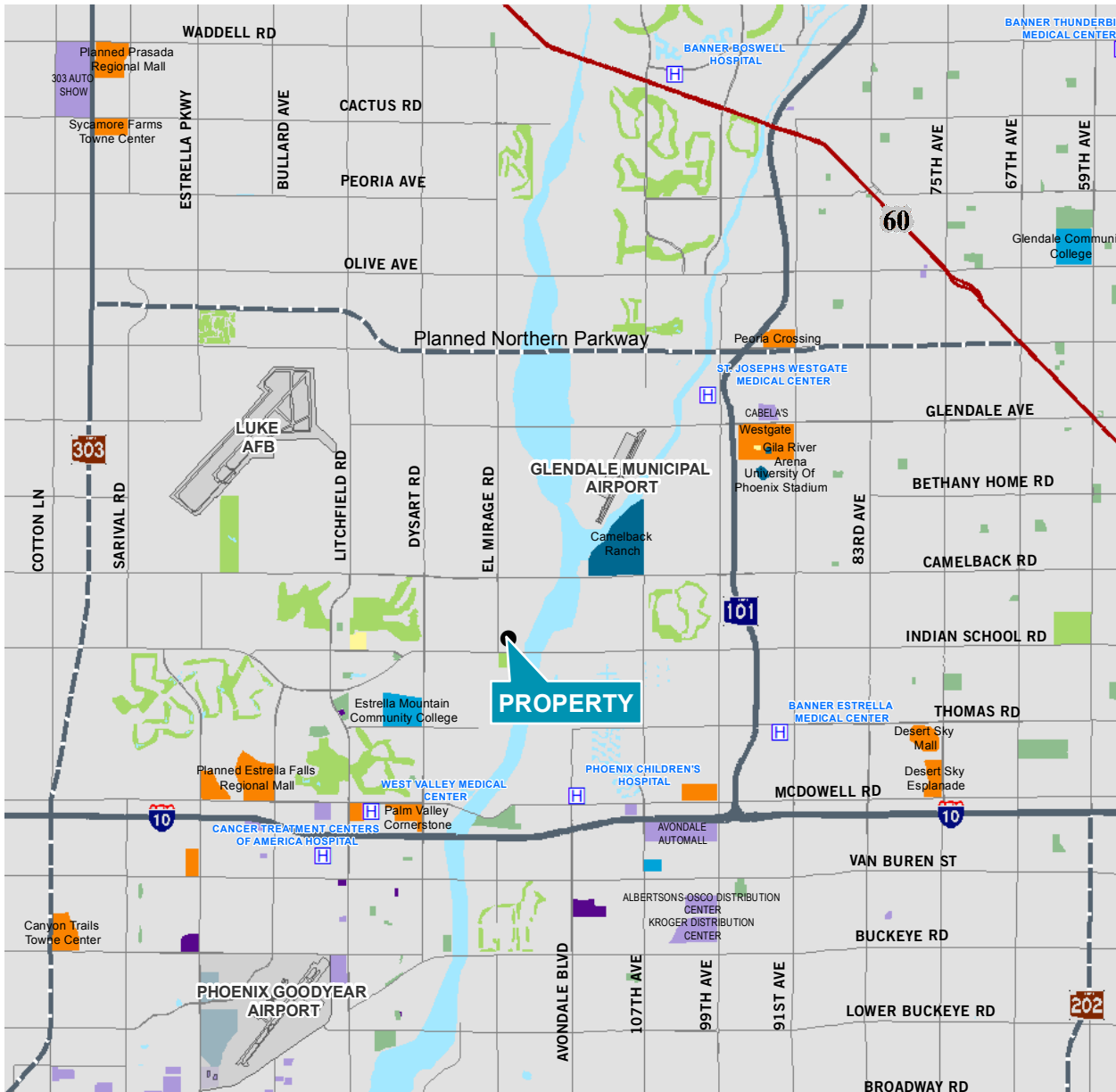
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 **CUSHMAN &
WAKEFIELD**

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±7.40 Acres | 12280 W. Indian School Road - Avondale, Arizona



Property Features

- **SALE PRICE: \$645,000 (\$2.00 PSF)**
- 7.40± acres of vacant land (divisible)
- Lot Dimensions: ±372' x 875'
- Zoning: C-2, City of Avondale
- APN: 501-63-024N
- Property Taxes: \$16,828.04 (2018)
- Billboard on property leased to Outdoor Systems (\$500 per month; renews annually)
- Located on hard corner of major intersection
- ±372' of frontage along Indian School Road
- ±875' of frontage along El Mirage Road
- Sewer: 12" PVC under El Mirage Road
- Water: 20" DIP under Indian School Road
- Electricity: APS
- Internet: Century Link
- Loop 101 & I-10 freeways within 3.5 miles of site
- Loop 303 freeway is 5 miles west of site
- Traffic count along Indian School Road:
 - East: 21,298 vpd
 - West: 20,380 vpd
- Demographics:

	1 Mile	3 Miles	5 Miles
2017 Population:	10,840	90,387	209,769
Median Income:	\$75,745	\$68,792	\$58,893