

FOR SALE Phoenix • Arizona

Vacant Parcel
Approximately 10.28 acres

Near 117th Avenue &
Happy Valley Road



303

NEAR 117TH AVENUE &
HAPPY VALLEY ROAD

Deer Valley Road

Lake Pleasant Pkwy.

Target
Lowes
BevMo
Marshalls
Mens Wearhouse
Bed Bath & Beyond
Supercuts
Verizon
Hi-Health
Midfirst Bank
Chase
Wells Fargo
Squid Ink Sushi Bar
Rubios
Subway
Barros Pizza
McDonalds
Starbucks

Bank of America
TMobile
Petsmart
Office Max
Ross
Home Depot
Michaels
Sport Chalet
Smash Burger
Chili's
Paradise Bakery
Chipotle

101

Offering Highlights

- Price: \$55,000
- Project: Vacant Land
- Location: Near 117th Ave. & Happy Valley Rd. Peoria, AZ 85383
- Size: Approximately 10.28 Acres (447,797 Square Feet)
- Sold "as is"
- Zoned: RU-43, City of Phoenix
- Parcel Numbers: 201-21-051A; 201-21-051B; 201-21-058A; 201-21-058B

For further information contact:

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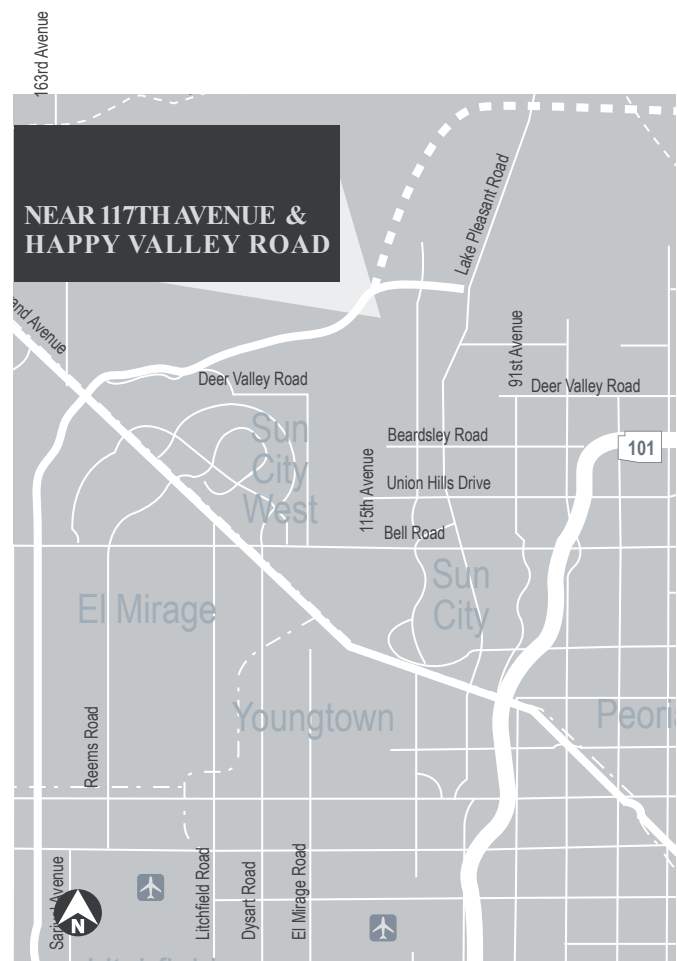
Vacant Parcel

Approximately 10.28 acres



Location highlights

- Located east of AZ 303 Loop and South of Happy Valley Parkway.
- Nearby amenities include: Target, Lowes, BevMo, Marshalls, Mens Wearhouse, Bed, Bath & Beyond, Supercuts, Verizon, Hi-Health, Midfirst Bank, Chase, Wells Fargo, Squid Ink Sushi Bar, Rubios, Subway, Barros Pizza, McDonalds, Starbucks and Chipotle.



2014 Demographics – 3 mile radius

Average Household Income
\$88,427

Population by Age

25 – 34 11.4%
35 – 44 13.0%
45 – 54 12.0%

Vehicles Per Day (2012)

107th Avenue, North/South Bound - 5,370
AZ 303 Loop, North/South Bound – 12,374

Investment opportunity • Phoenix • Arizona

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