

7.65 ACRES FOR SALE (C-2) ON W. INDIAN SCHOOL RD

Avondale | Litchfield Park, AZ 85340



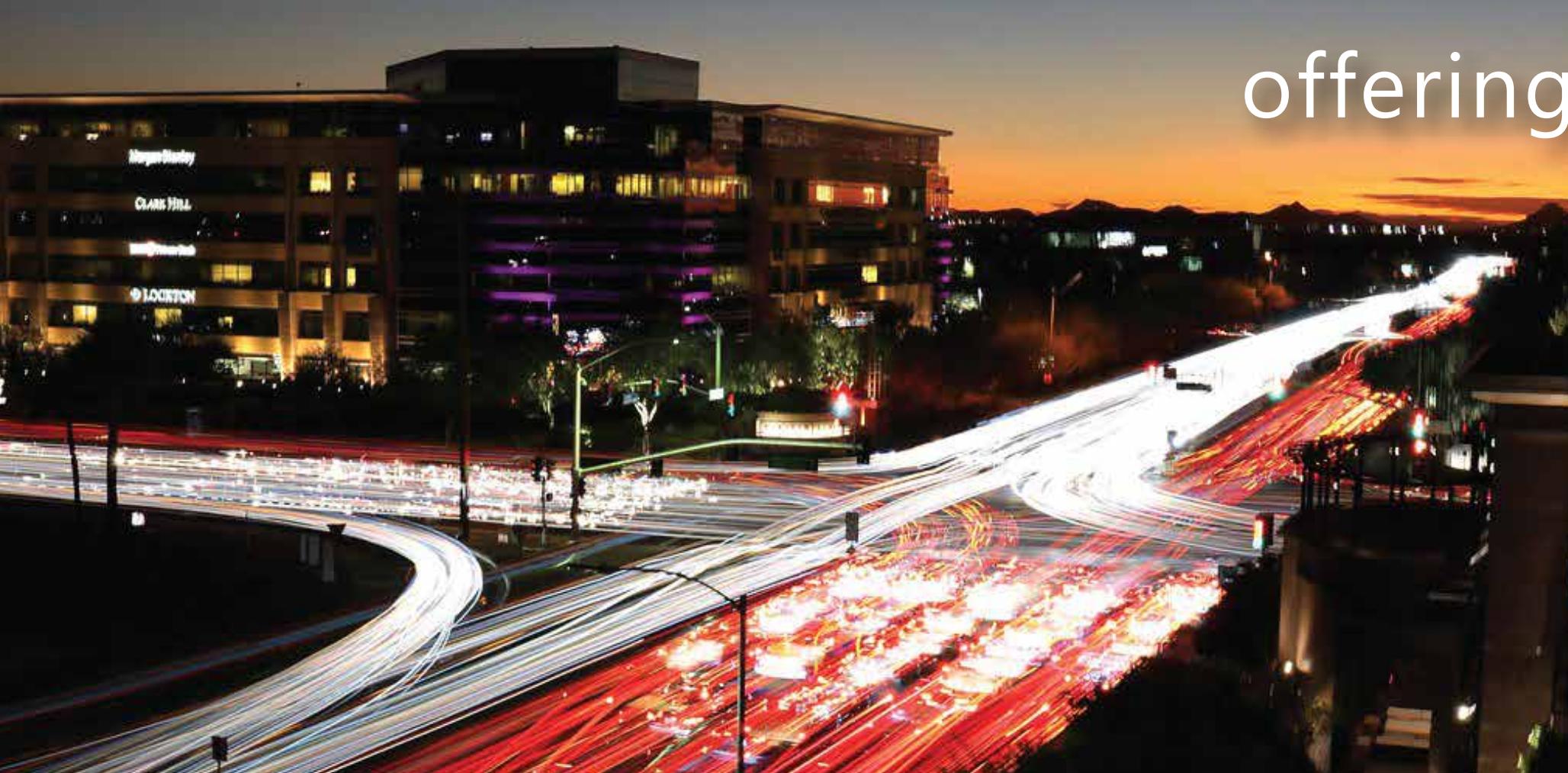
D DIVERSIFIED
PARTNERS

Nationwide Real Estate Services

7339 E. McDonald Dr.
Scottsdale, AZ 85250
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www.dpcre.com

KELLY O'DEA
Cell: 480.213.0374 | kodea@dpcre.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



offering details & highlights

DEMOGRAPHICS 2025 	1 MILE	3 MILE	5 MILE
POPULATION (2025)	10,901	87,629	204,119
PROJECTED POPULATION (2030)	10,436	90,113	214,520
AVG HH INCOME	\$144,373	\$127,675	\$117,747
DAYTIME POPULATION	7,633	46,159	97,353
MEDIAN AGE	38.0	37.5	34.6
TOTAL BUSINESSES	735	3,111	5,921

Source: *Sites USA*

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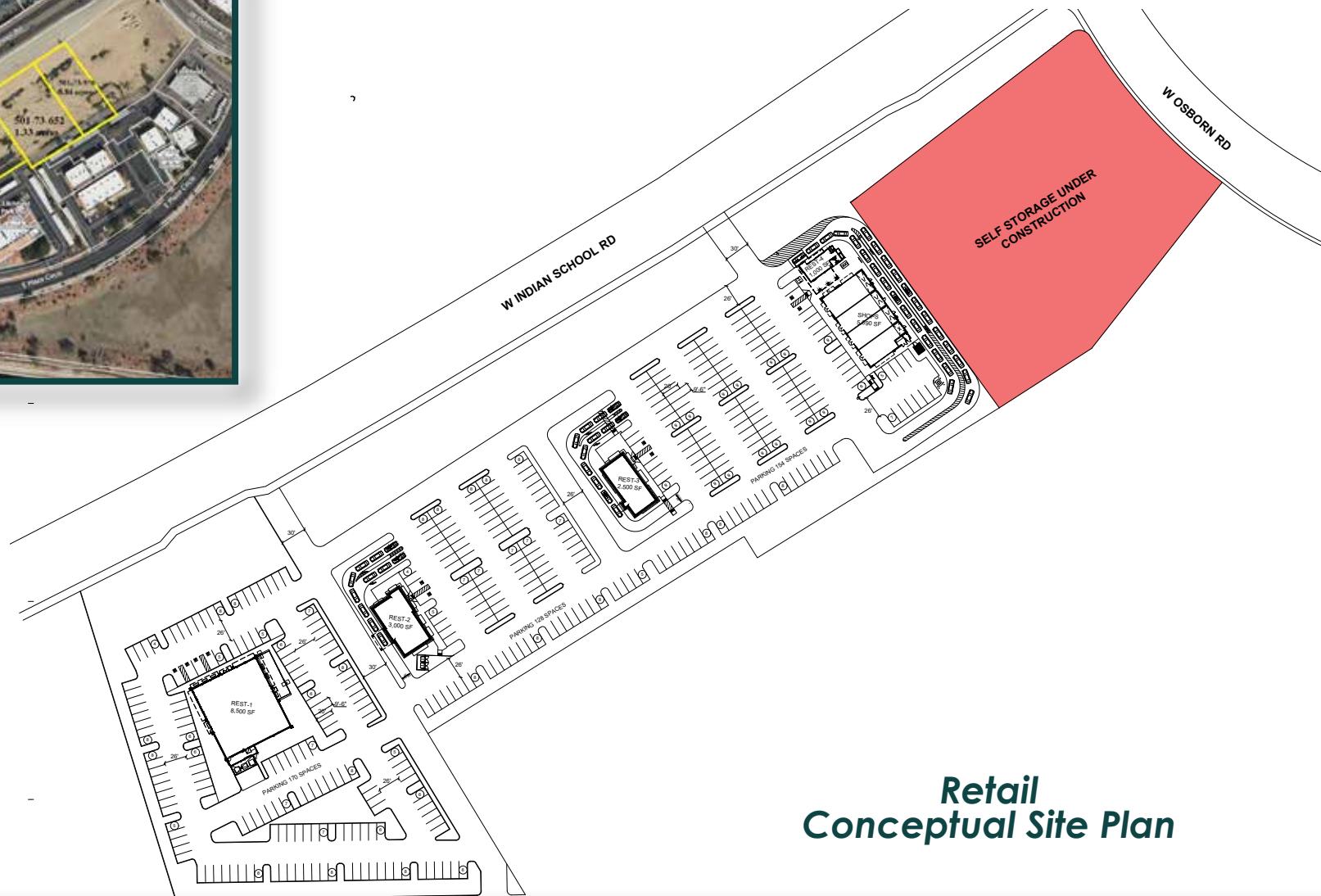
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**Retail
Conceptual Site Plan**

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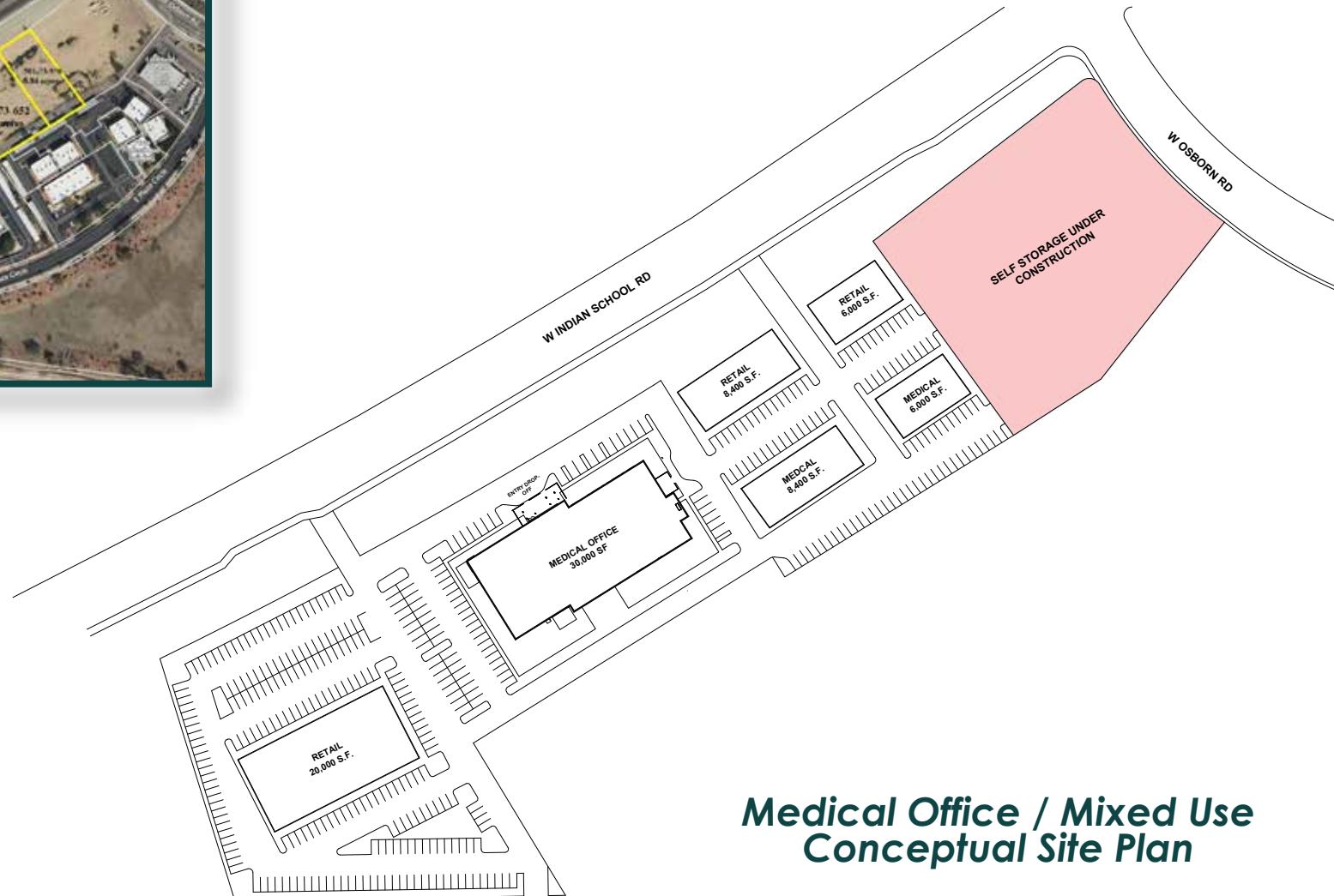
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Medical Office / Mixed Use Conceptual Site Plan

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