

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

Avondale | Litchfield Park, AZ 85340



Nationwide Real Estate Services

7339 E. McDonald Dr.
Scottsdale, AZ 85250
480.947.8800
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KELLY O'DEA

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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

- ± 7.65 Acres for Sale (± 333,306 SF)
- Price: \$3,650,000 (± \$10.95/SF)
- APNs: 501-73-651 (5.48 AC)
501-73-652 (1.33 AC)
501-73-976 (0.84 AC)
- Zoning: Palm Valley PAD & allows for C-2 uses
- High property visibility with over 1,000 ft of street frontage on Indian School Rd
- Low 5-mile radius vacancy with Retail tracking at 3.4% and Office at 6.5%
- High average HH Income of ± \$116,805 in a 1-mile radius and ± \$113,896 in a 3-mile radius
- Strong population growth with a 5-mile annual growth rate of ± 2.3% from 2020 to 2024. ± 202,407 in a 5-mile radius
- ± 750 Multifamily units or townhomes under construction or planned in a 1-mile radius

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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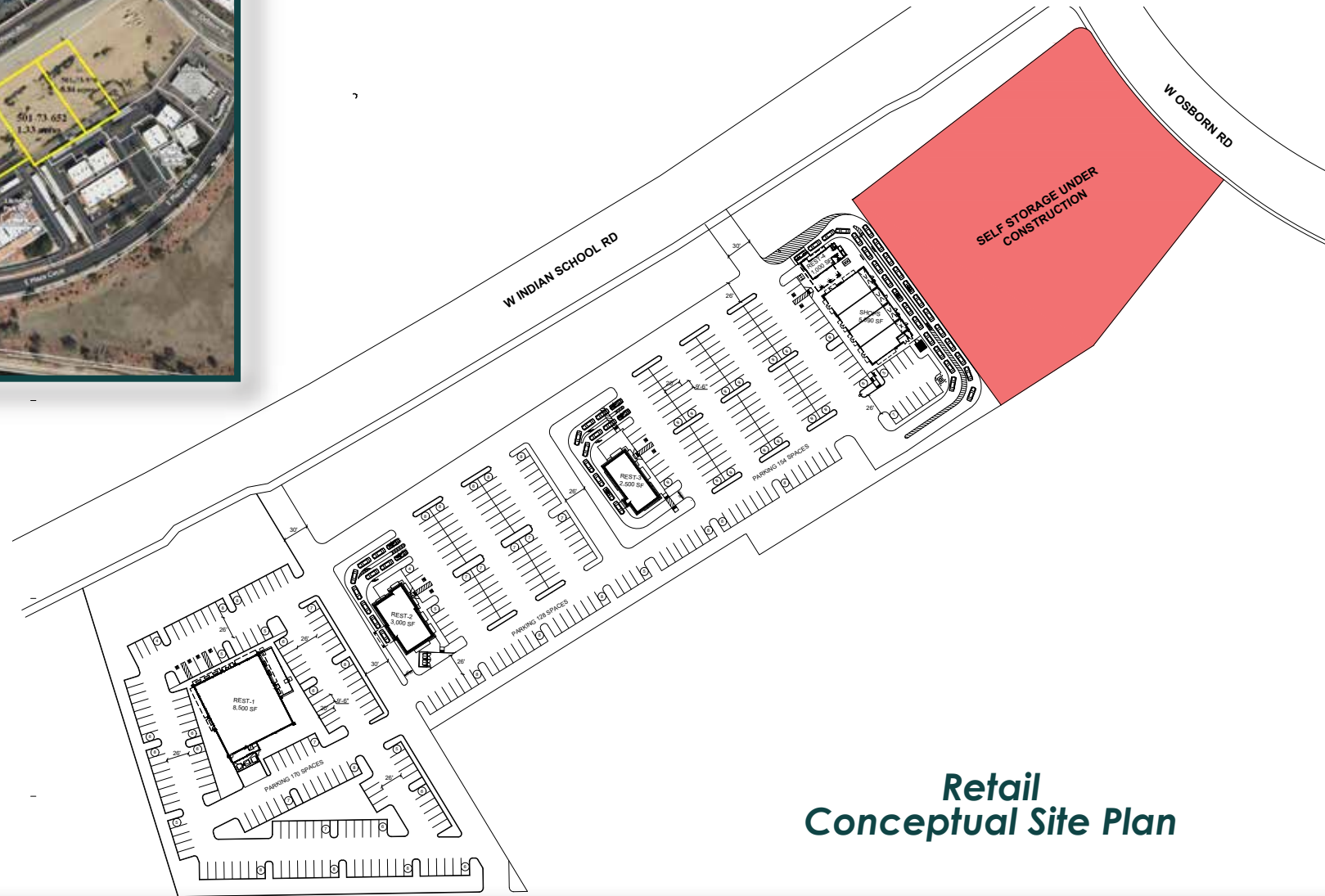
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**Retail
Conceptual Site Plan**



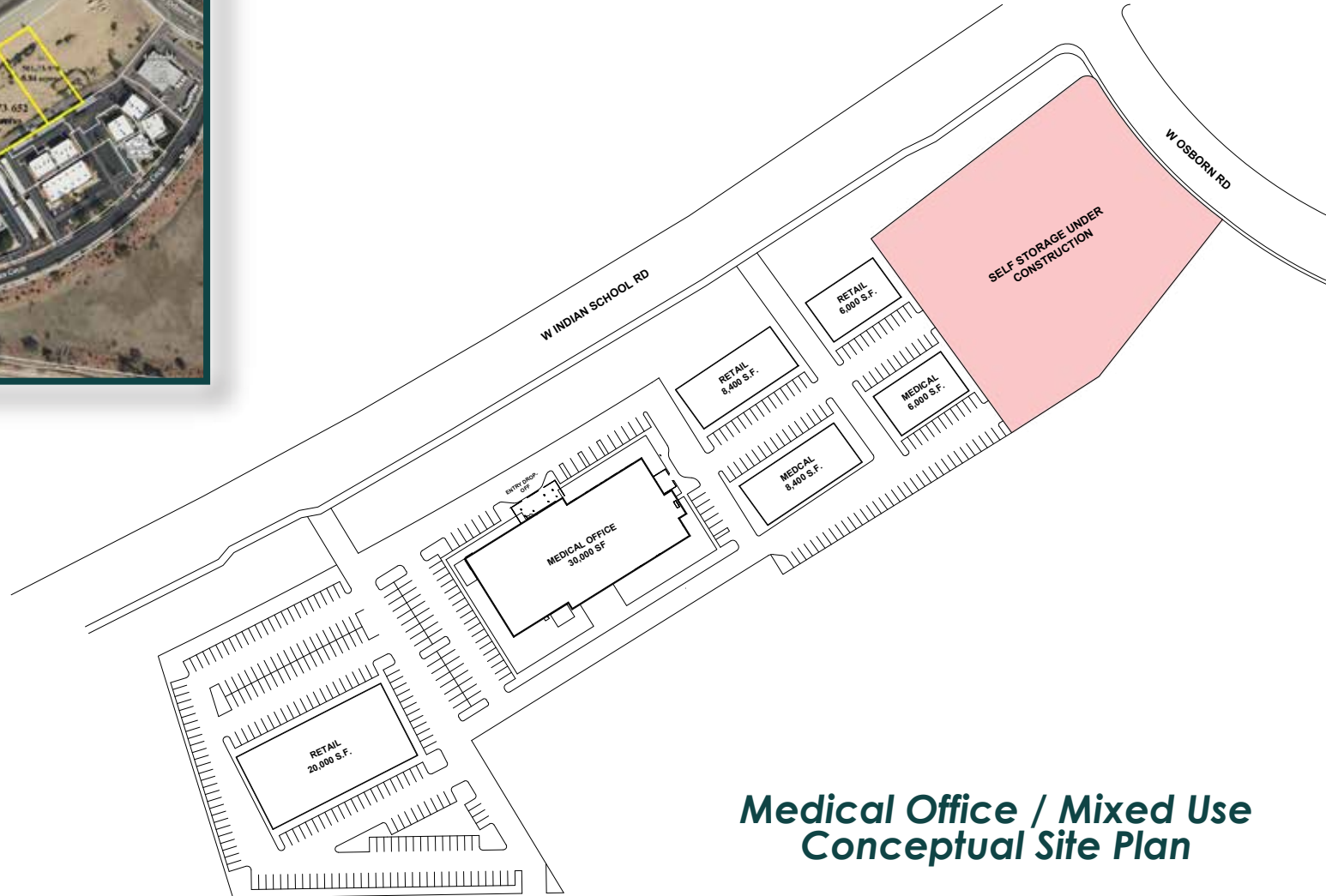
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**Medical Office / Mixed Use
Conceptual Site Plan**



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