

S SWC DYSART RD & VAN BUREN RD

AVONDALE, AZ 85323

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SWC DYSART RD & VAN BUREN RD

AVONDALE, AZ 85323

COMMERCIAL LAND | FOR SALE



PROPERTY HIGHLIGHTS

- Located 1/2 Mile South of I-10
- 18,900 + VPD on Dysart Road
- *Land is in infill incentive area
- *The property is located in an OPPORTUNITY ZONE
- Power: APS
- Approximately 1,300 Multi-family units are planned within one mile of the site
- Surrounding land planned for +/- 296 townhomes

OFFERING SUMMARY

Sale Price:

Contact Agents for Guidance

Lot Size:

2.09 Acres Total
Lot 1 = 1.014 acres
Lot 2 = 1.075 acres

Municipality:

City of Avondale
Water: City of Avondale
Sewer: City of Avondale

Zoning:

PAD C-1

APN:

500-10-894 & 895

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HISTORIC AVONDALE INFILL INCENTIVE PROGRAM

AVONDALE, AZ 85323

COMMERCIAL | FOR SALE

Avondale

HISTORIC AVONDALE INFILL INCENTIVE PROGRAM

Reinvest in
a Stable Community

RESIDENTIAL PROJECTS



50% reduction in building, planning, and permit fees for new projects



50% reduction in development impact fees



NO impact fees for remodeling and rehabilitation

COMMERCIAL PROJECTS



50% reduction in building, planning, and permit fees for new projects

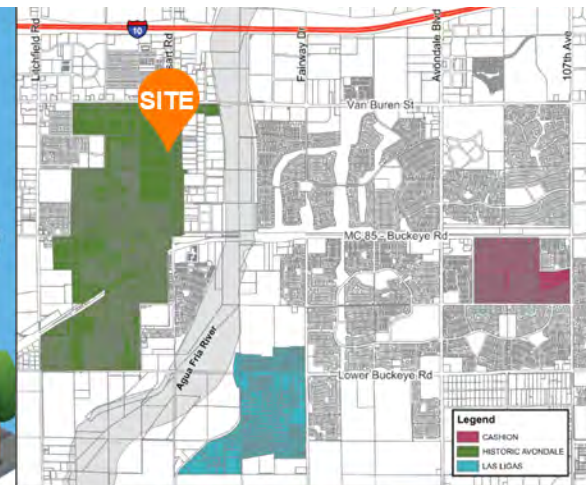


50% reduction in development impact fees



NO impact fees for commercial renovations

Call 623-333-1400 for more information on this and other incentive programs.



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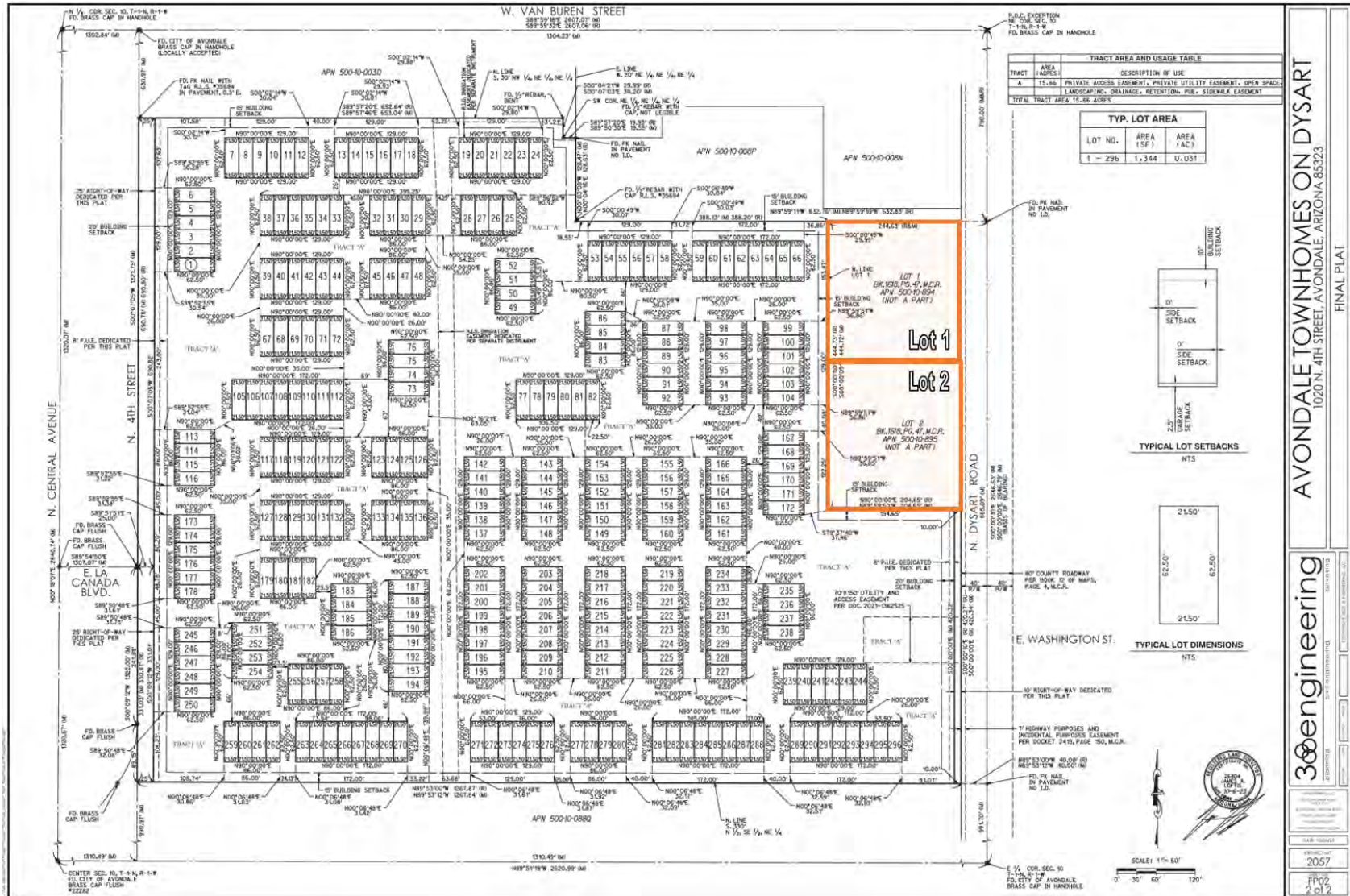
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TOWNHOMES FINAL PLAT

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NEARBY RETAILERS

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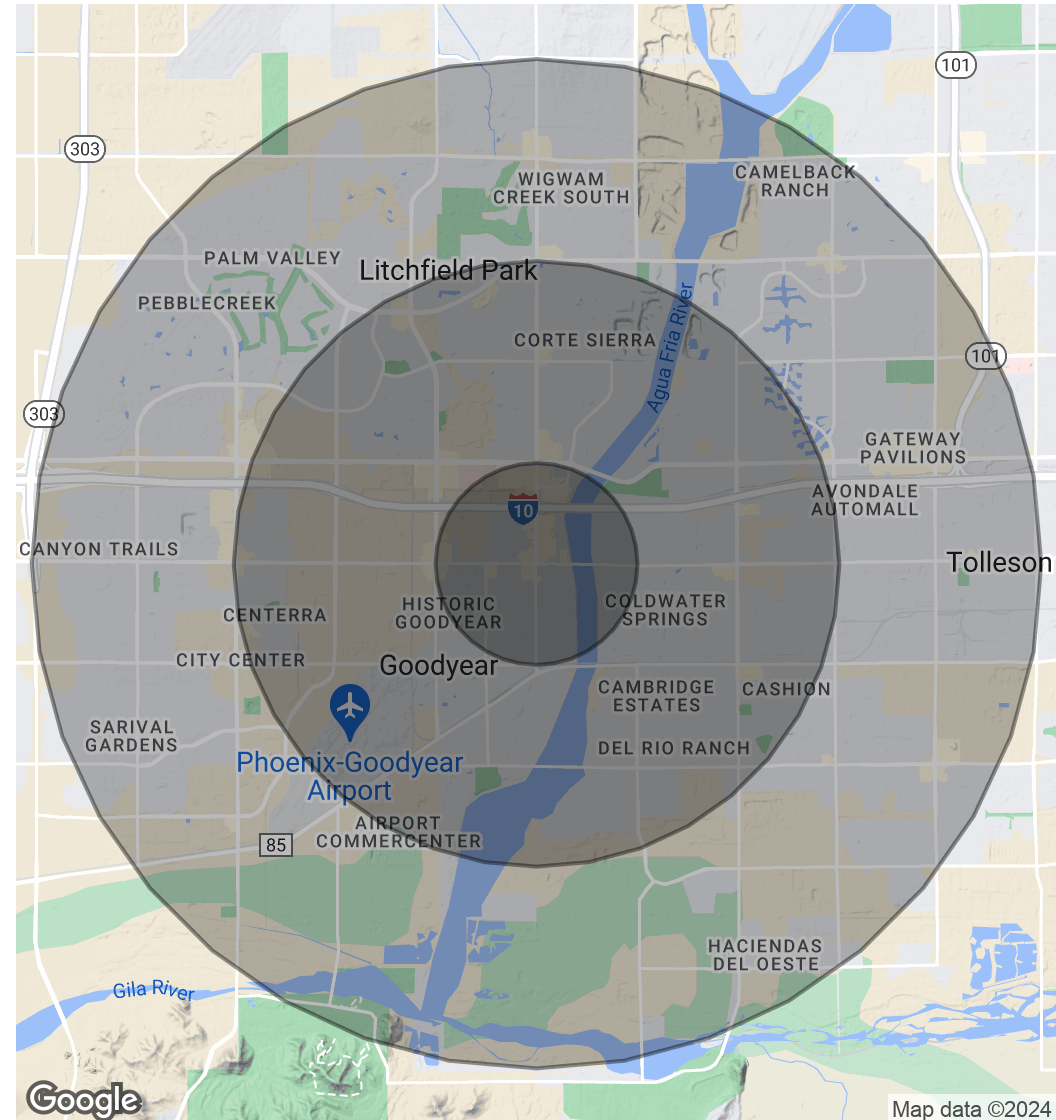
DEMOGRAPHICS MAP & REPORT

COMMERCIAL LAND | FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,769	81,716	197,303
Average Age	30.0	33.3	34.2
Average Age (Male)	30.8	32.7	33.8
Average Age (Female)	29.4	33.9	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,948	28,031	66,114
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$51,776	\$76,996	\$82,851
Average House Value	\$376,673	\$290,608	\$275,062

* Demographic data derived from 2020 ACS - US Census



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