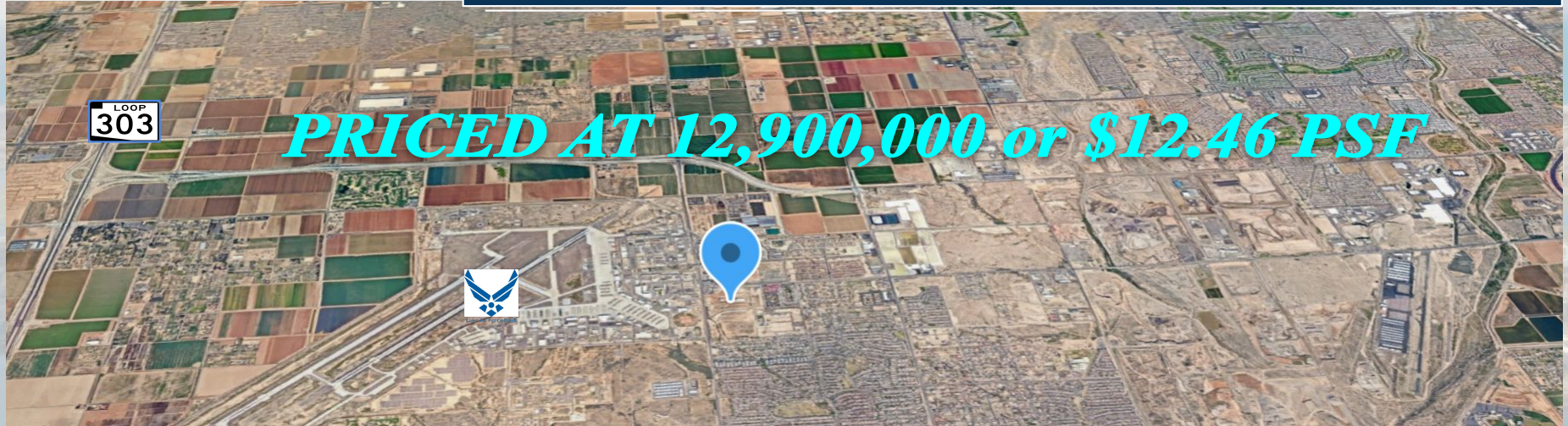


PERK•PROP

Real. Simple. Real Estate.

STORAGE / INDUSTRIAL / COMMERCIAL LAND FOR SALE *in GLENDALE, AZ*



LOT DETAILS

- 23.76 AC OWNER OPEN TO POTENTIAL TO SPLIT LARGER PARCEL INTO TWO-THREE PARCELS
- SURROUNDED BY NEW SFR DEVELOPMENTS & KEY INDUSTRY DRAWS
- LOCATED DIRECTLY ACROSS FROM SOUTH GATE OF LUKE AIR FORCE BASE
- QUICK ACCESS TO LOOP 303 FREEWAY (3.45 MILES) & LOOP 101 (4.8 MILES)
- VICTORY BASE LOTS TO THE SOUTH OF PARCELS

GLENDALE, AZ

- LOCATED IN GREATER PHOENIX'S NORTHWEST VALLEY,
- POPULATION: 250,290.
- AVE. HOUSEHOLD SIZE- 2.87
- DAYTIME POPULATION, WITHIN 5 MILES: 130,333
- HOUSEHOLDS: 83,083, 2.96 AVE. MEMBERS

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PLAT MAPS & AERIAL

SALE PRICE	\$12.9 MILLION
PROPERTY TYPE	LAND
ZONING	C-2, I-1 STORAGE USE
PARCEL SIZE	23.76 AC, 1,034,986 SQ FT APN
PRICE BREAKDOWN	\$585,017/AC, \$12.46/SQFT
FRONTAGE	206.7' ON W GLENDALE AVE, 1,060' ON N LITCHFIELD RD

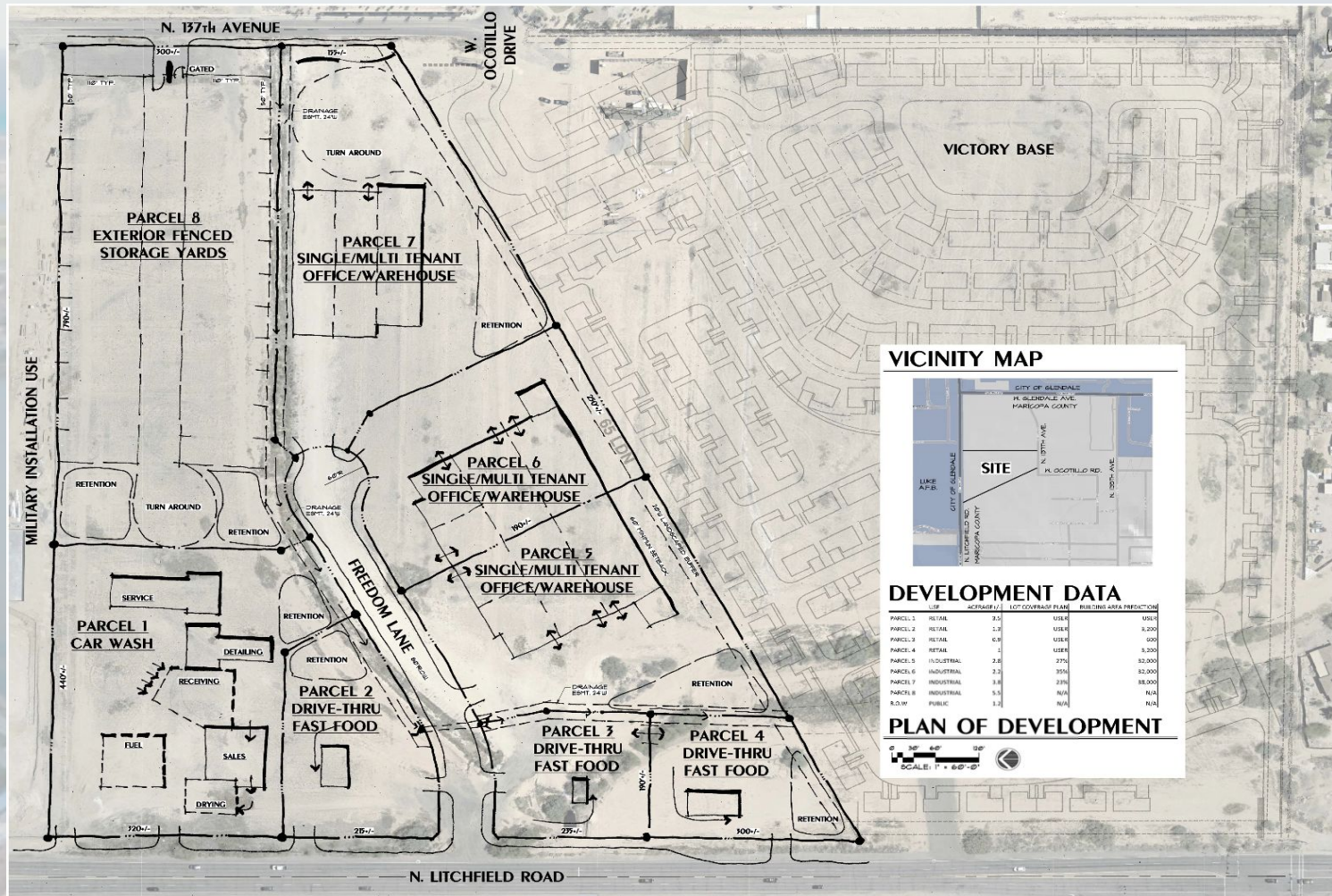


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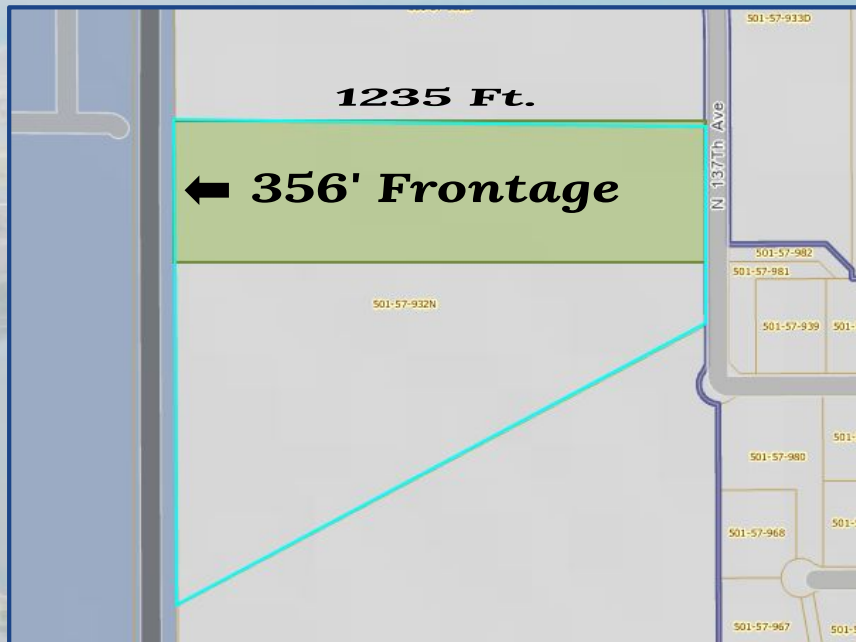
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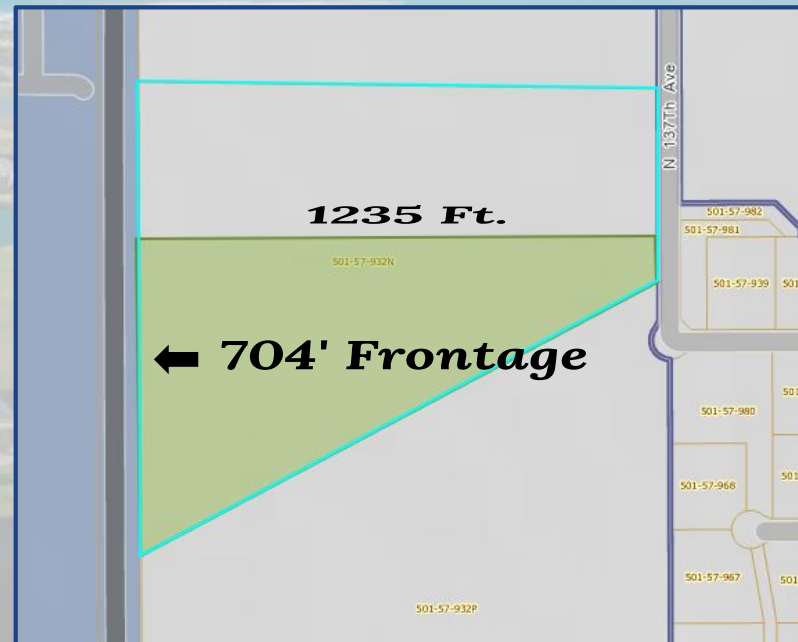
POTENTIAL SITE RENDERINGS



EXAMPLE OF POTENTIAL LOT SPLIT, OWNER OPEN TO OPTIONS



10.10 AC



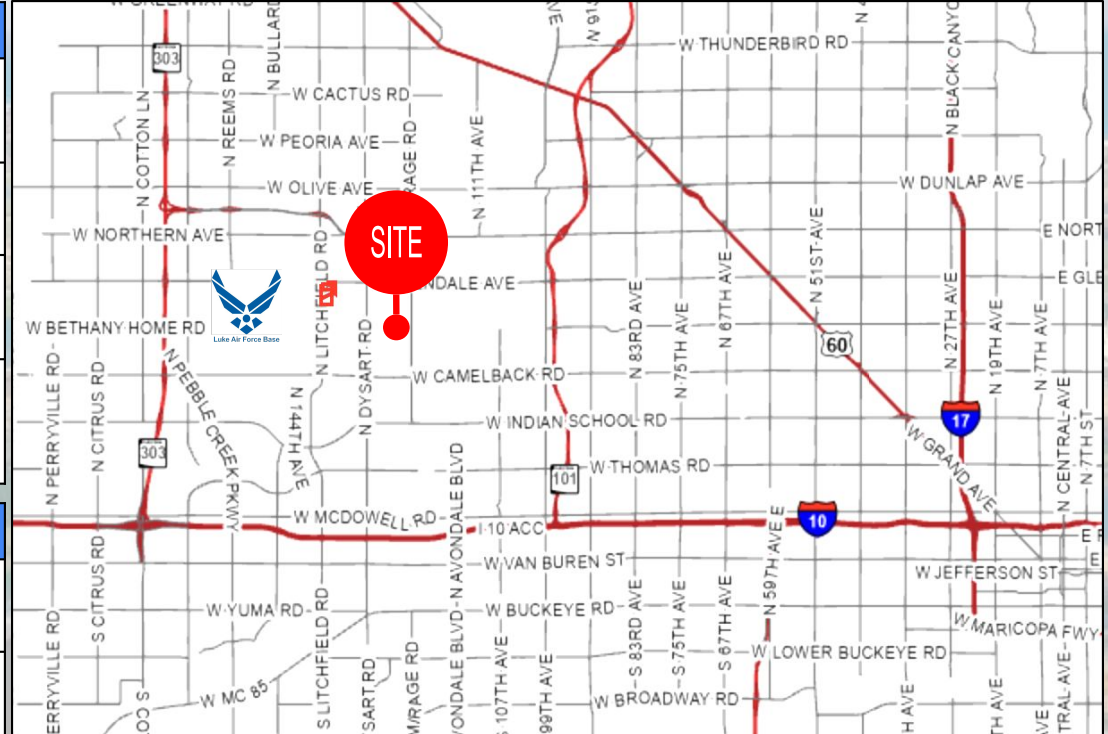
10.10 AC



AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 POPULATION (EST.)	7,653	29,966	152,414
DAYTIME POPULATION	12,861	31,629	130,333
2021 HOUSEHOLDS (EST.)	2,393	9,287	51,686
2021 AVERAGE HOUSEHOLD INCOME	\$66,651	\$108,698	\$95,037

AREA TRAFFIC COUNTS	
LITCHFIELD ROAD	17,400 VEHICLES PER DAY IN 2020
GLENDALE AVENUE	16,000 VEHICLES PER DAY IN 2020



SURROUNDING INDUSTRY



PARCEL POSITION HIGHLIGHTS

1.6 MILLION PEOPLE LIVE IN THE WEST VALLEY

62% OF THE WEST VALLEY POPULATION IS WORKFORCE AGE

TOP EMPLOYERS INCLUDE: BANNER HEALTH, LUKE AIR FORCE BASE, FORTUNE 2 E-COMMERCE, PETSMART, SWIFT, FEDEX

LUKE AIR FORCE BASE PERSONNEL:
 ±4,803 ACTIVE
 ±1,408 RESERVES
 ±1,203 CIVILIANS

30 MILES FROM PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

GLENDALE IS ACCESSIBLE TO A WORKFORCE OF 1.7 MILLION WITHIN A 30 MINUTE COMMUTE

QUICK ACCESS TO LOOP 303 FREEWAY (3.45 MILES) & LOOP 101 (4.8 MILES)

TRAFFIC COUNTS
LITCHFIELD
 17,400/PER DAY IN 2020
GLENDALE:
 16,000/ PER DAY IN 2020



HOUSING DEVELOPMENTS NEAR PARCEL



DEVELOPMENTS IN NEAR PARCEL

VIP HOMES AT LUKE RANCH	DYSART VILLAGE BY HILLSTONE HOMES
MATTAMY HOMES - SUNSET TERRACE	LENNAR AT MARBELLA RANCH
FALCON RIDGE BY RICHMOND AMERICAN HOMES	K. HOVNIANIAN HOMES MARYLAND RIDGE
SUNSET TERRACE BY RICHMOND AMERICAN HOMES	VALENCIA AT GRANITE VISTA BY ELLIOTT HOMES
VICTORY BASE	THE ENCLAVE ON OLIVE BY MERITAGE HOMES
LUKE LANDING BY LUKE FAMILY HOMES	MARLEY PARK BY RICHMOND AMERICAN HOMES



THE POWER OF PERK PROP

We believe in keeping the process of buying and selling real estate as real and as simple as possible. Connecting the dots, simplifying the process, and keeping it real allows for our vision to be endorsed. We are humbled to have the caring, compassionate and hardworking professional team that embraces the goal of executing for our clients, & excelling together in both the residential & commercial realms of real estate.

KEEPING IT REAL. REAL SIMPLE.

It's who we are.

Recognized as Arizona's #1 boutique residential and commercial real estate agency. Our team of professionals are highly trained – We go above and beyond the agency norm.

Perk Prop | Real. Simple. Real Estate is a family owned and operated agency with over 4 decades of industry awesomeness.

Being the 4th generation chain of brokers in his family, Danny and our team stay dedicated to serving their clients with real business in every real estate transaction while staying focused on the big picture.

Over the last decade “Perk Prop | Real. Simple. Real Estate” has continued to innovate and expand its territorial outreach, By paying attention to detail and executing unique transactions with real solutions, our agency puts skin in the game and our team provides full clarity in every transaction,

Integration & cutting-edge technology help us overcome interruptions and build real relationships. The continued commitment offers quality service, with quality products that fit your buying and developing needs in any market.

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