

OPPORTUNITY ZONE REDEVELOPMENT OPPORTUNITY! MULTIPLE PARCELS FOR SALE



LOOP
202

(165,513 CPD)

McClintock Drive (33,219 CPD)



· TEMPE ·
MARKETPLACE

Rio Salado (32,880 CPD)

LOOP
101

(151,269 CPD)

203 - 221 S.
MCCLINTOCK DRIVE
TEMPE, AZ

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PROPERTY SUMMARY

203-221 S. MCCLINTOCK DR
TEMPE, AZ



PROPERTY HIGHLIGHTS

- Call for Pricing
- Opportunity to assemble 3 parcels together totaling 1.12 Acres
- Perfect redevelopment opportunity located in the Opportunity Zone
- Located on McClintock Road, just south of Rio Salado Parkway with high traffic counts of over 60,000 CPD at the intersection
- The site benefits from its proximity to the 202 Freeway and Loop 101, ASU Main Campus, Tempe Marketplace
- Excellent demographics with over 350,000 people within a 5 mile radius

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population:	14,396	140,586	355,753
2028 Population	14,886	142,974	360,854
# of Households:	6,156	57,172	146,126
Average Household Income:	\$42,257	\$67,746	\$71,558

PROPERTY SUMMARY

ASKING PRICE:	Call For Pricing
203 S. MCCLINTOCK DR:	8,699 SF
205 - 209 S. MCCLINTOCK DR:	19,200 SF
221 S. MCCLINTOCK DR:	21,022 SF
APN:	132-41-007, 132-41-008 132-41-009, 132-41-010 & 132-41-011

PROPERTY AERIALS

203-221 S. MCCLINTOCK DR
TEMPE, AZ



AERIAL MAP

203-221 S. MCCLINTOCK DR
TEMPE, AZ





CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and "A" are black, while the "8" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps, sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey, grid-patterned triangle in the top-right corner.

For Additional details contact the team
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or by email: Lindsey@CRE8Advisors.com