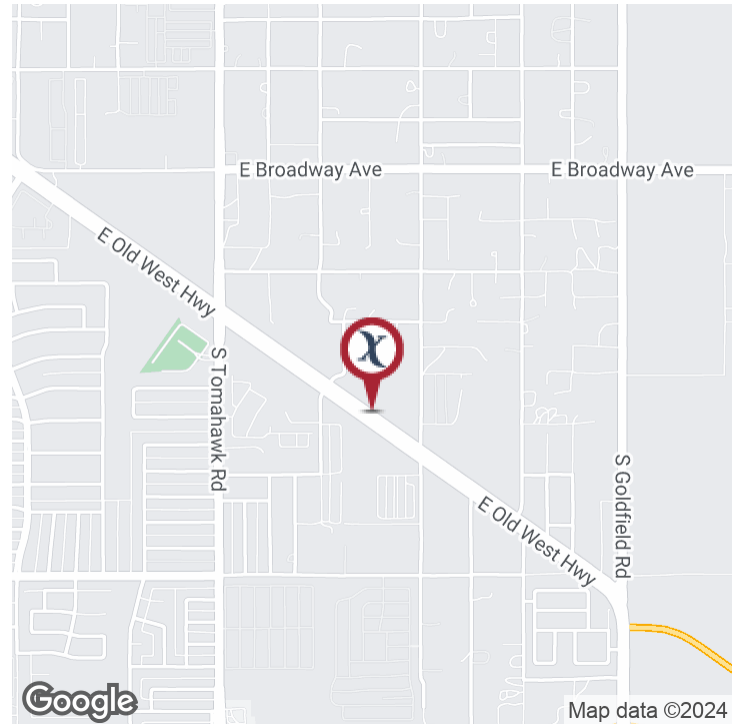


LAND FOR SALE

COMMERCIAL 10.2 ACRES ON OLD WEST HIGHWAY

2140 E OLD WEST HWY , APACHE JUNCTION , AZ 85270

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,495,000
Available SF:	
Lot Size:	10.2 Acres
Price / Acre:	\$146,569
Zoning:	CB-PD City of Apache Junction

PROPERTY OVERVIEW

10.2+- Net Acres Commercially Zoned with 1078+-' Frontage on OLD WEST HIGHWAY at the Northwest Corner of Cortez and Old West Highway. The SEC of property is excluded. See maps. Majestic views of the Superstition Mountains. Previously approved and zoned for a shopping center B1-PD. Alternative uses will require zoning approval. Many potential commercial or multi-family uses will be supported by the City of AJ. Possible build to Rent Community. Would make an Excellent Assisted Living Site or Community Outreach Project Site. Priced at only \$3.36+- per sq. ft. New Topo and ALTA Survey available. Owners May Carry with 25%+ down and short terms, 5 years or less. Submit all offers!

PROPERTY HIGHLIGHTS

- Nearly 1,078+- Sq. Ft. of Old West Highway frontage.
- Utilities are close for commercial development.
- located in booming Apache Junction with easy access to freeway, shopping, Community College, Schools and recreation.



Exclusively Represented By:

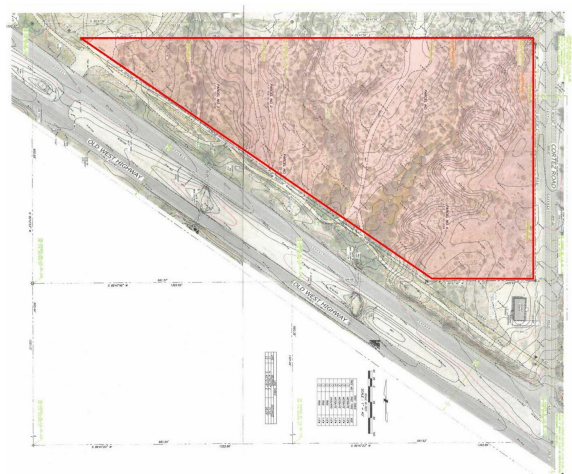
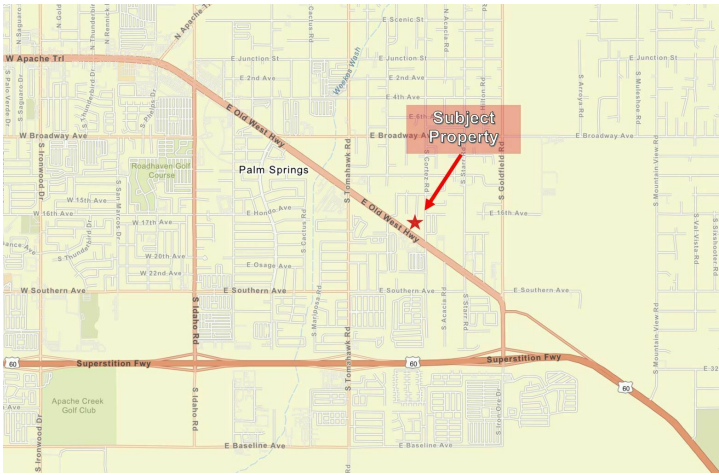
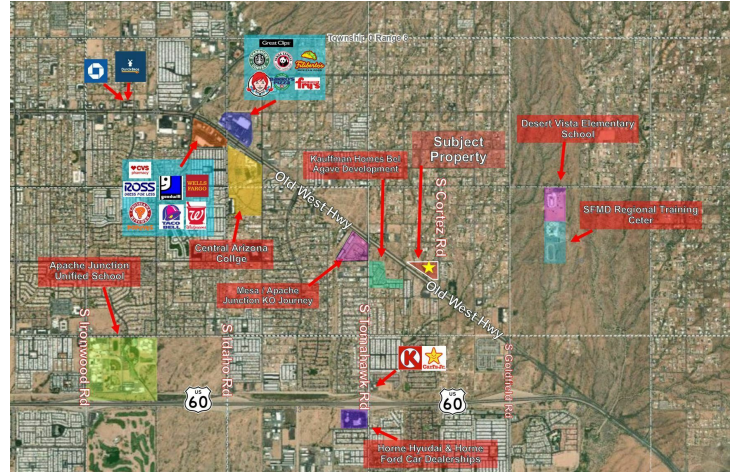
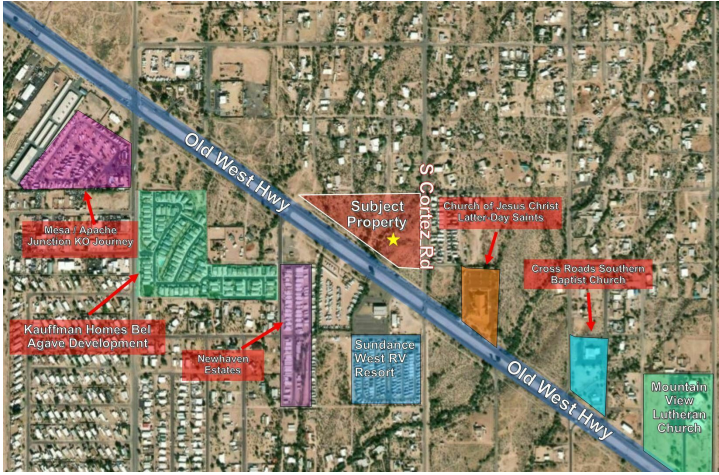
BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

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ADDITIONAL PHOTOS



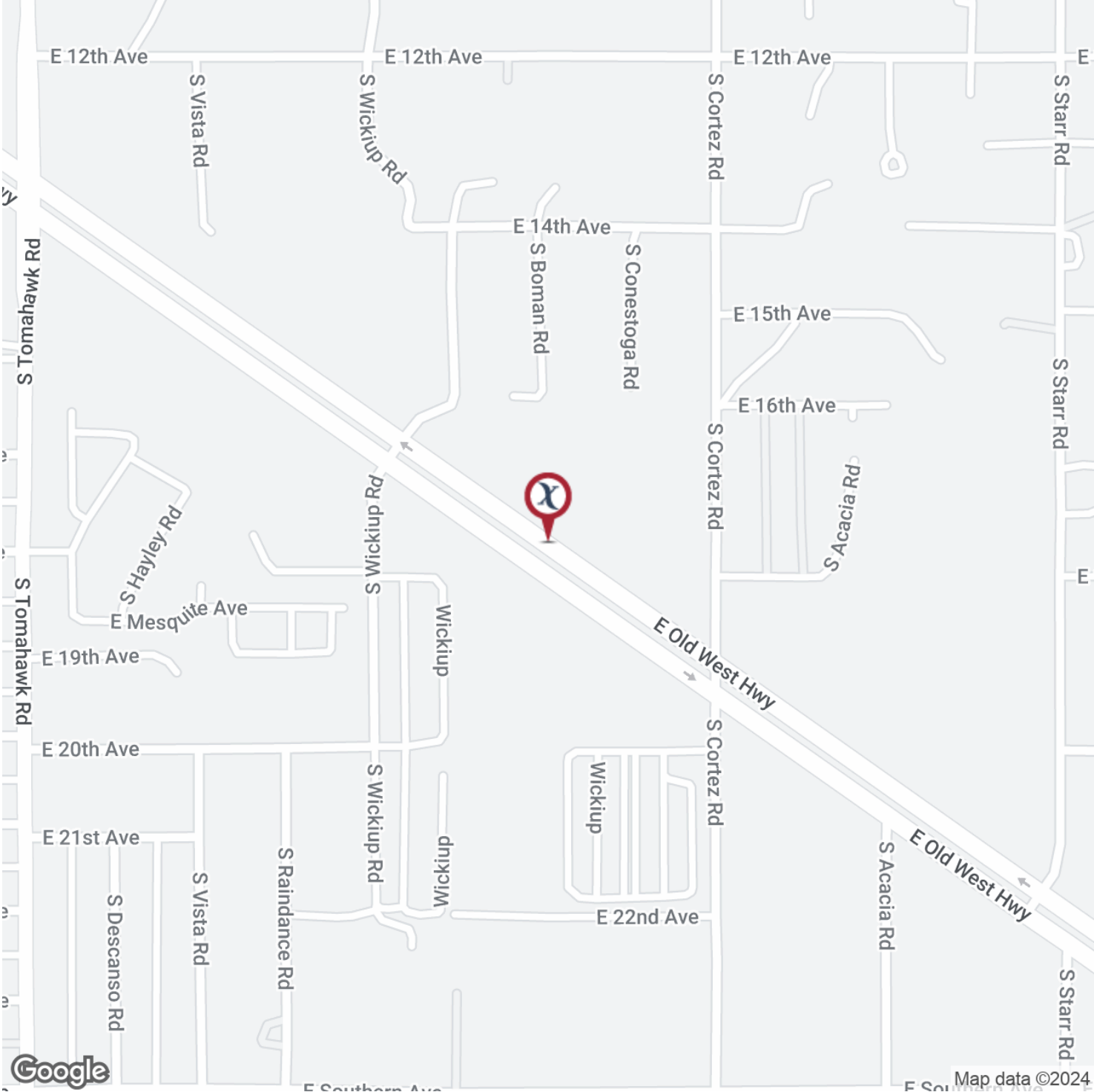
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LOCATION MAP



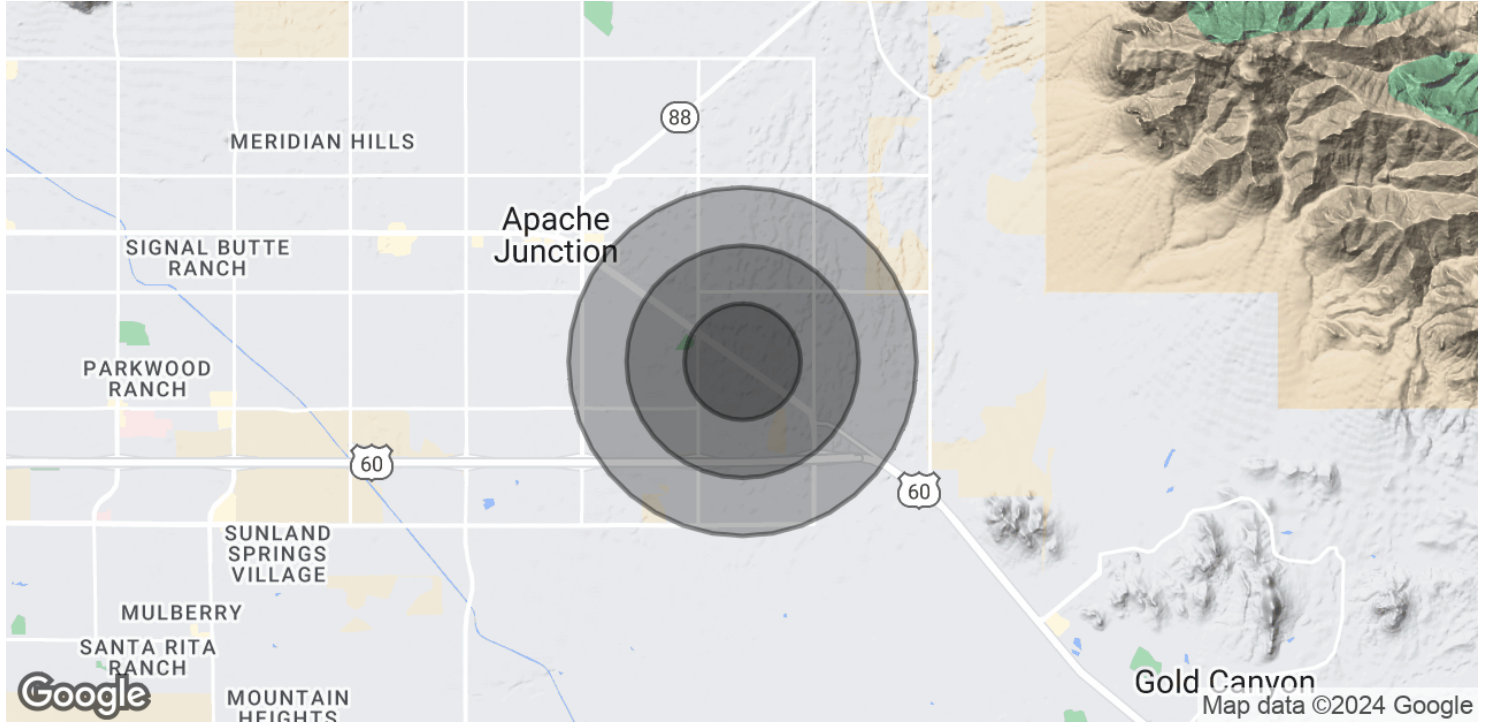
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,225	7,631	16,486
Average Age	56.3	43.0	46.9
Average Age (Male)	57.7	42.4	46.7
Average Age (Female)	56.0	44.2	47.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	614	3,613	8,786
# of Persons per HH	2.0	2.1	1.9
Average HH Income	\$81,967	\$66,295	\$54,601
Average House Value	\$257,257	\$217,580	\$175,599

* Demographic data derived from 2020 ACS - US Census



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