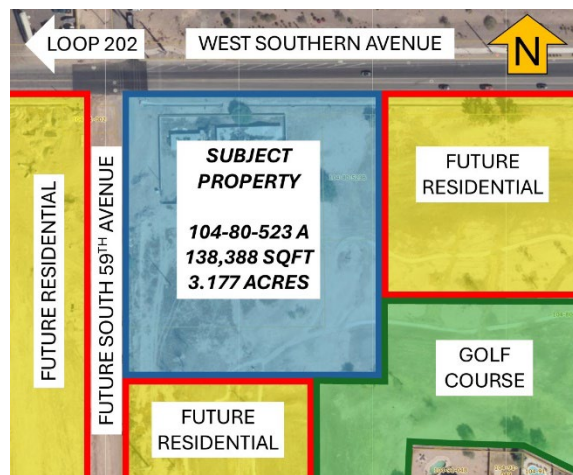


TWO HARD CORNER LAND DEVELOPMENT PARCELS NEAR LOOP 202 IN FAST GROWING LAVEEN, AZ

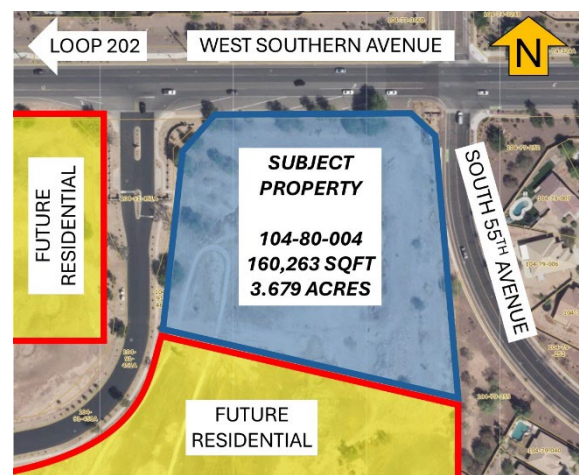
3.177 Acres @ SEC of S 59th Ave and W Southern Ave, Laveen, AZ, 85339

3.679 Acres @ SWC of S 55th Ave and W Southern Ave, Laveen, AZ, 85339

- **Development Opportunity in Fast Growing Submarket with Strong Retail Demand**
- **Two (2) Separate 3+ Acre Hard Corner Land Parcels** on West Southern Avenue
- Desirable Location with **Great Visibility** and **Major Roadway Frontage**
- Approximately **10,000 Daily Automobile Trips** on West Southern Avenue
- Less Than **1 Mile Away From Loop 202** Freeway Exit
- Adjacent to **Re-Developed Golf Course** (Currently Under Construction)
- **Attractive Demographics** With Up To **7.50% Projected Population Growth**
 - **1 Mile Radius:** Approx. **10k Population** with **\$95k** Median HH Income
 - **3 Mile Radius:** Approx. **75k Population** with **\$82k** Median HH Income
- **Parcel 1: Southeast Corner of South 59th Avenue and West Southern Avenue**
 - APN #**104-80-523A** (plus a portion of 104-80-523B and 104-80-003E)
 - **138,388 SqFt** of Land (**3.177 Acres**, Subject to New Survey)
 - **370 Feet** of South 59th Avenue Frontage
 - **375 Feet** of West Southern Avenue Frontage
 - Gas Station, Auto Services, Drive Thru Restaurant, Neighborhood Retail
- **Parcel 2: Southwest Corner of South 55th Avenue and West Southern Avenue**
 - APN #**104-80-004C**
 - **160,263 SqFt** of Land (**3.679 Acres**, Subject to New Survey)
 - **350 Feet** of West Southern Avenue Frontage
 - Restaurant, Neighborhood Retail, Medical Services, Small Office



SEC 59th / Southern
104-80-523A



SWC 55th / Southern
104-80-004