

FOR SALE

LAND SITE AVAILABLE

3200 N ALMA SCHOOL RD
CHANDLER, AZ 85224

*±1.52 AC Located North of the NWC
of Alma School Rd & Elliot Rd*

Prime development opportunity to join the fast
growing east valley trade area

Visibility and frontage on Alma School located just
North of the NWC of Alma School Rd and Elliot Rd

±66,382 SF available; both parcels may be sold
together or separately

Close proximity to Loop 101

405,860 population within a 5-mile radius

Zoned PAD; City of Chandler

CHAD SUTTON

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JOSEPH CALISTRI

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Mathews



PROPERTY OVERVIEW

ADDRESS	3200 N Alma School Rd Chandler, AZ 85224
PARCEL NUMBER(S)	302-07-962, 302-07-963
LOT SIZE	1.52 AC (±66,382 SF)
SIZE BREAKDOWN	302-07-962: 0.96 AC (±41,639 SF) 302-07-963: 0.568 AC (±24,742 SF)
ZONING	PAD, Chandler



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	16,372	122,851	372,445
2023 ESTIMATED	16,492	129,776	404,689
2028 PROJECTED	16,412	130,133	407,56

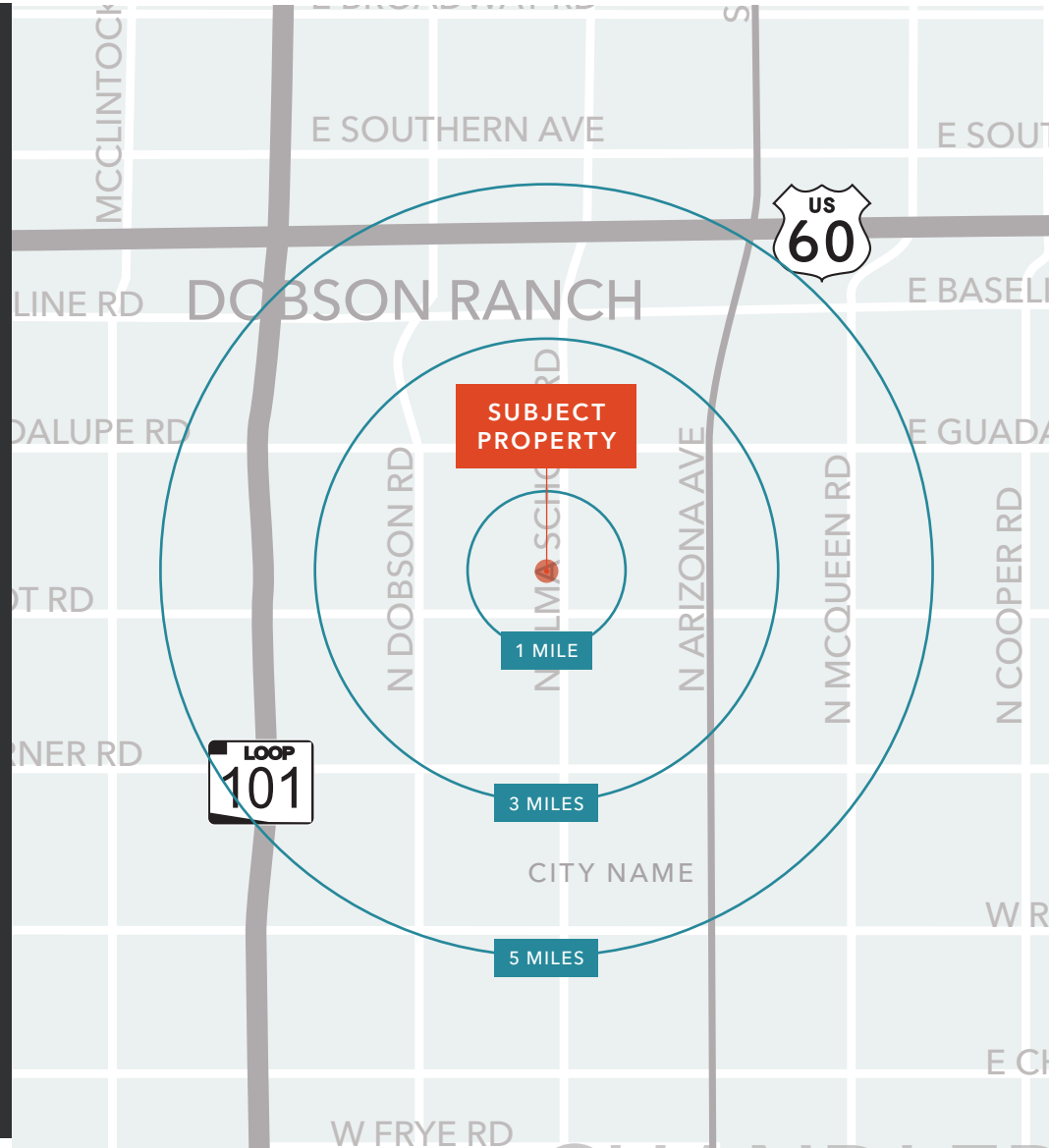
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2010 CENSUS	6,422	48,188	140,714
2023 ESTIMATED	6,495	51,182	153,730
2028 PROJECTED	6,469	51,373	154,960

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$81,574	\$76,315	\$71,472
2023 AVERAGE	\$90,447	\$95,479	\$91,949

Data Source: ©2024, CoStar



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