

C-2 ZONED PADS AVAILABLE FOR LEASE OR SALE!

SWC 99TH AVENUE & INDIAN SCHOOL ROAD | PHOENIX, ARIZONA



Developed by:

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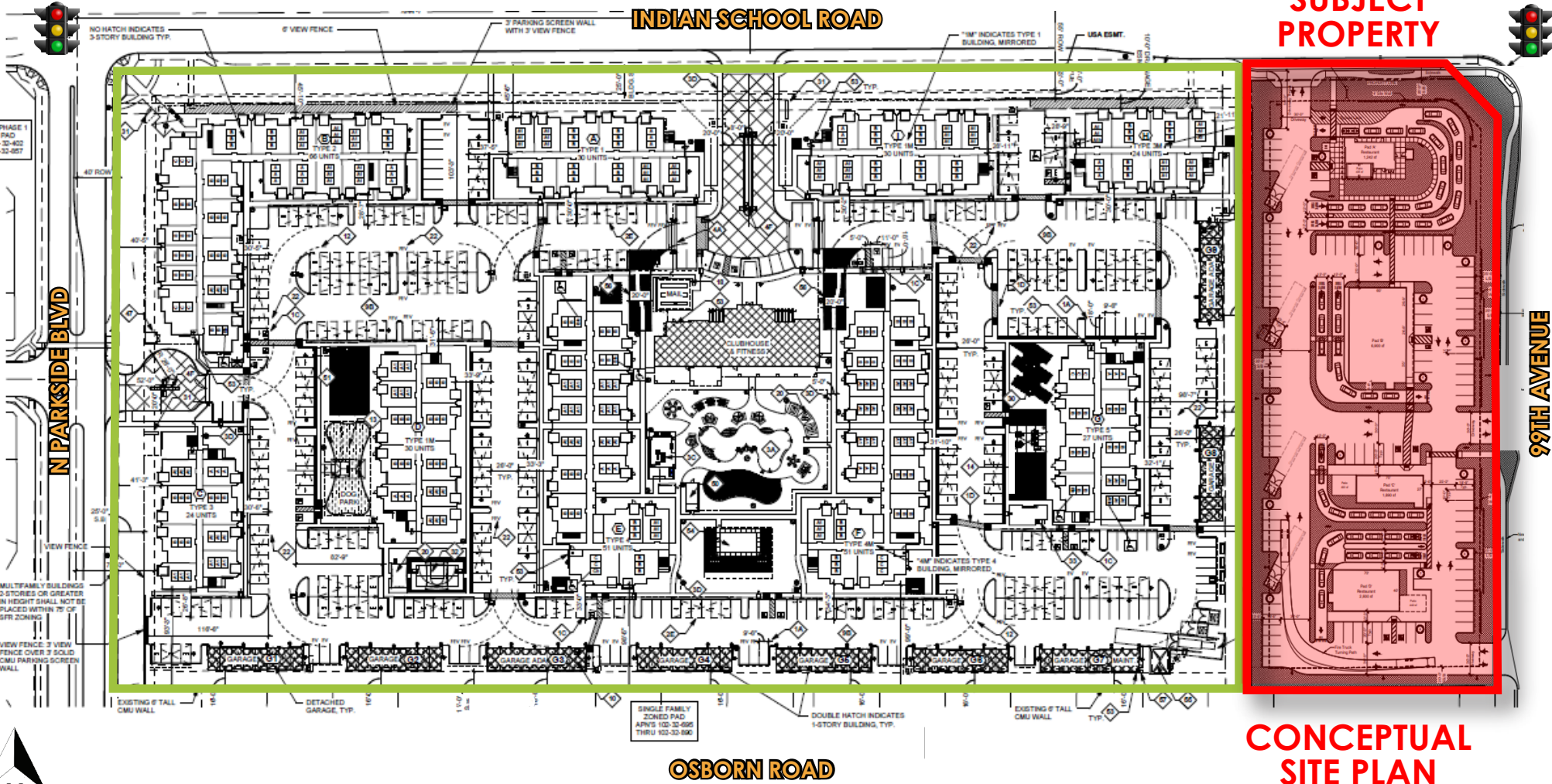
7339 E. McDonald Drive
Scottsdale, AZ 85250
480.947.8800 | www.dpcrc.com

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liv communities **Multi-Family Residential**

**SUBJECT
PROPERTY**



**CONCEPTUAL
SITE PLAN**

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PARTNERS**
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demographics 2024

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	11,364	115,179	338,985
PROJECTED POPULATION (2029)	13,064	121,216	355,089
AVERAGE HOUSEHOLD INCOME	\$97,207	\$102,161	\$102,455
DAYTIME POPULATION	3,673	48,223	147,780
MEDIAN AGE	31.5	30.6	30.7
ESTIMATED HOUSEHOLDS	3,516	34,635	103,917



traffic counts: 99th Ave | 13,439 VPD ● Indian School Rd | 34,731 VPD

property highlights

- Adjacent to upcoming EoS Fitness-anchored shopping center hosting notable tenants including Bojangles, Farmer Boys, Dutch Bros, Super Star Car Wash, Brakes Plus & more!
- Heavily trafficked intersection with approximately 46,000 vehicles per day
- Less than 0.5 miles from full-diamond interchange
- Dense population with 338,985 residents within a 5-mile radius
- ± 1,243 new single-family homes & 300+ multi-family units being built, wrapping the property

Liv Avondale | Multi-Family Residential Renderings



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