

OPPORTUNITY ZONE RESIDENTIAL LAND

Available in Apache Junction | ± 5 Acres

SEC Colt Road and 2nd Avenue | Apache Junction, Arizona 85119

Sale Price:

Call for Pricing

Parcel/APN:

101200090

Lot Size:

± 5 Acres

Zoning:

RS-GR



Larry Kush

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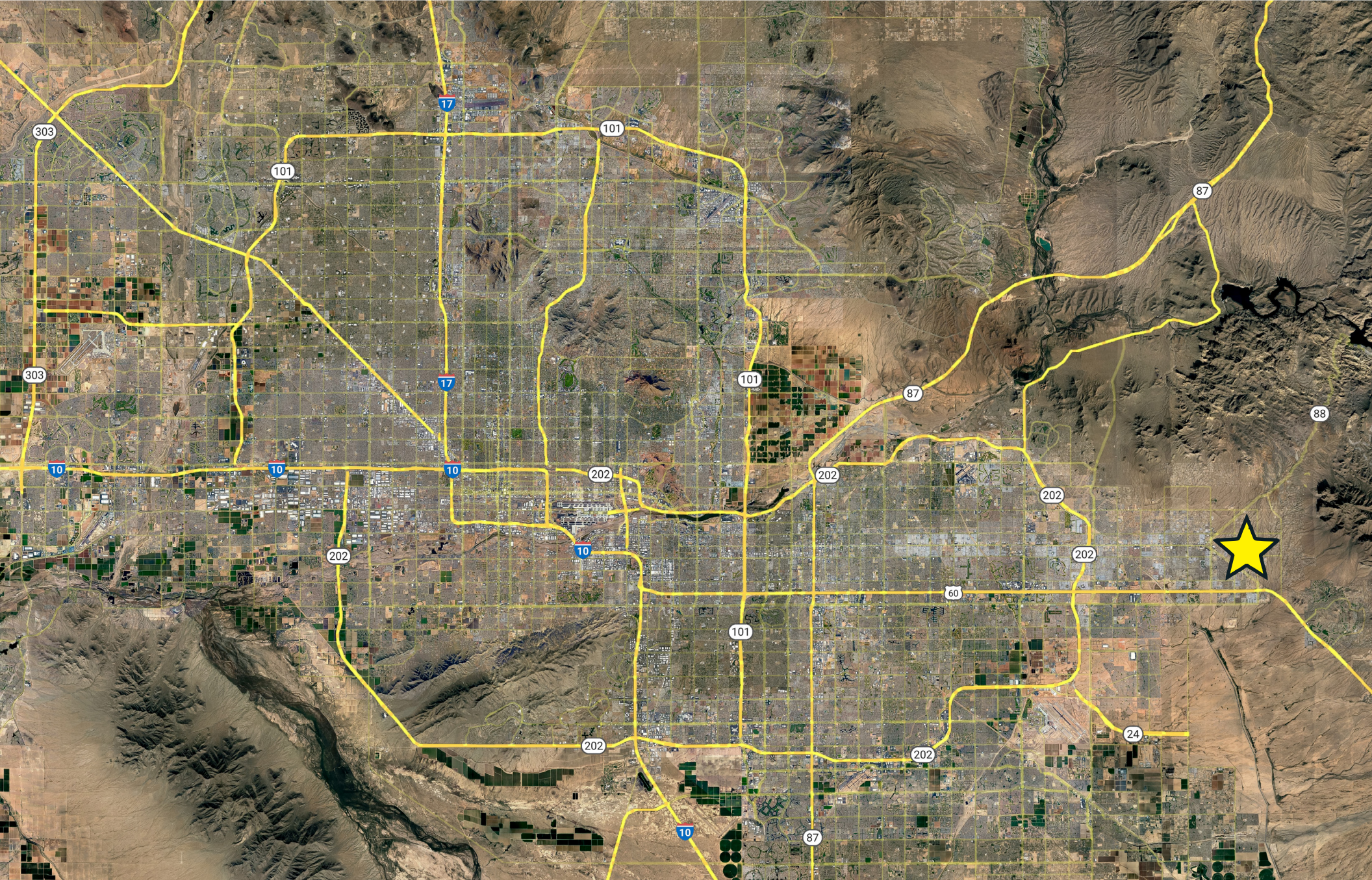
larry.kush@orionprop.com

Larry Kush
Landman

ORION
INVESTMENT REAL ESTATE

PROXIMITY MAP - PHOENIX MSA

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119



AREA OVERVIEW - APACHE JUNCTION

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119

APACHE JUNCTION

Apache Junction is a city in the Pinal and Maricopa counties of the state of Arizona. As of a 2021 census, the population was 39,981. The city is named for the junction of the Apache Trail and Old West Highway.

Apache Junction enjoys all of the benefits of being a member of a strong business friendly state and an economically advancing region. In addition to being #1 in the nation for entrepreneurial activity, Arizona ranks seventh lowest in average workers compensation costs, fifth lowest in property taxes, and second lowest in unemployment insurance tax. Arizona has created a minimalist regulatory environment, has the lowest corporate and individual income tax rates in the nation, and is poised and ready to meet needs for top talent with an abundant, talented and young workforce.

“The Apache Trail combines the grandeur of the Alps, the glory of the Rockies, the magnificence of the Grand Canyon and then adds the indefinable something that none of the others have.”

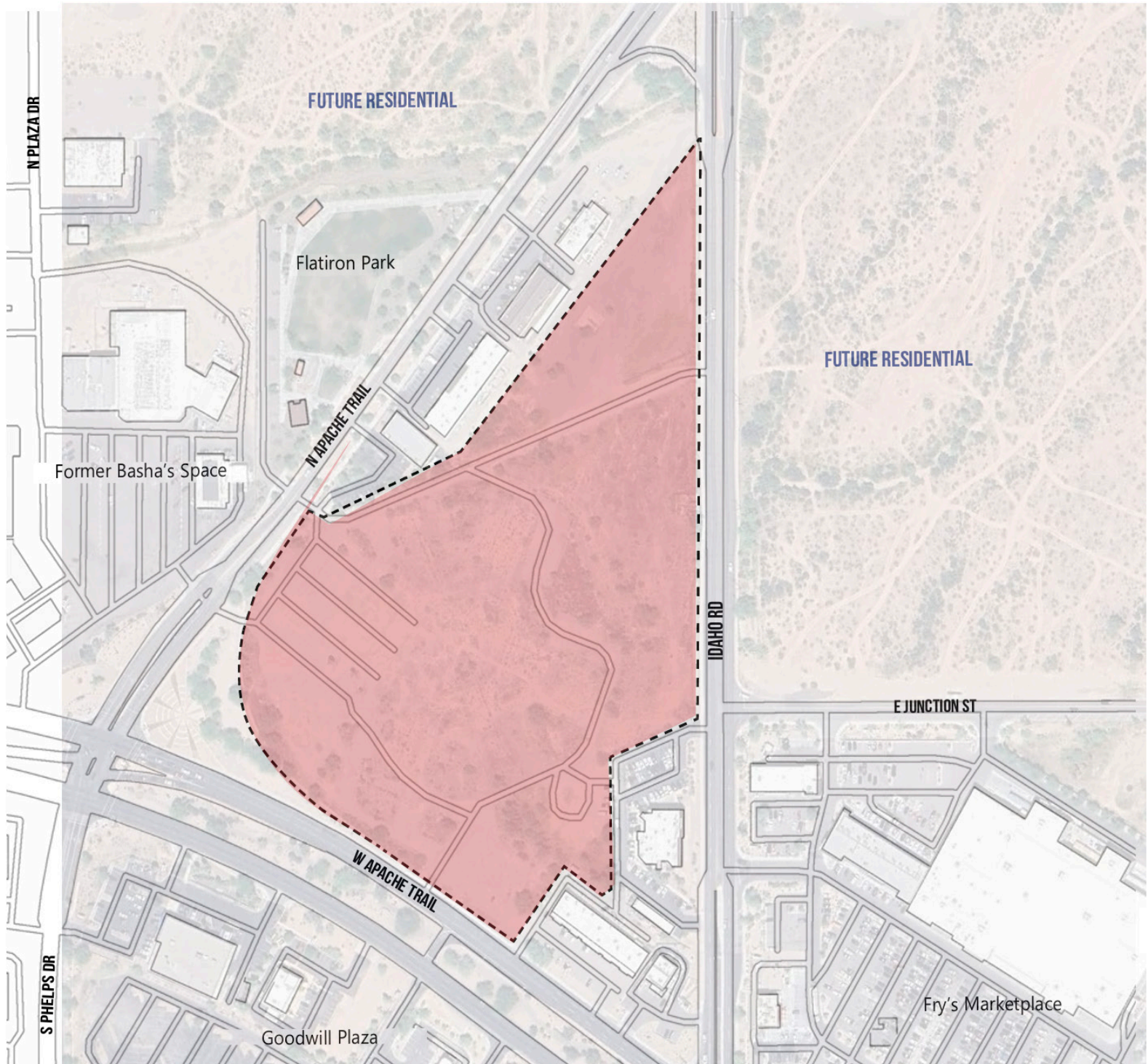
- President Theodore Roosevelt



OPPORTUNITY ZONE - APACHE JUNCTION

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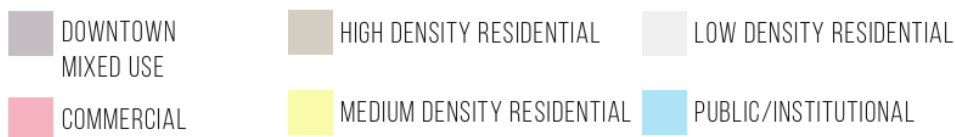
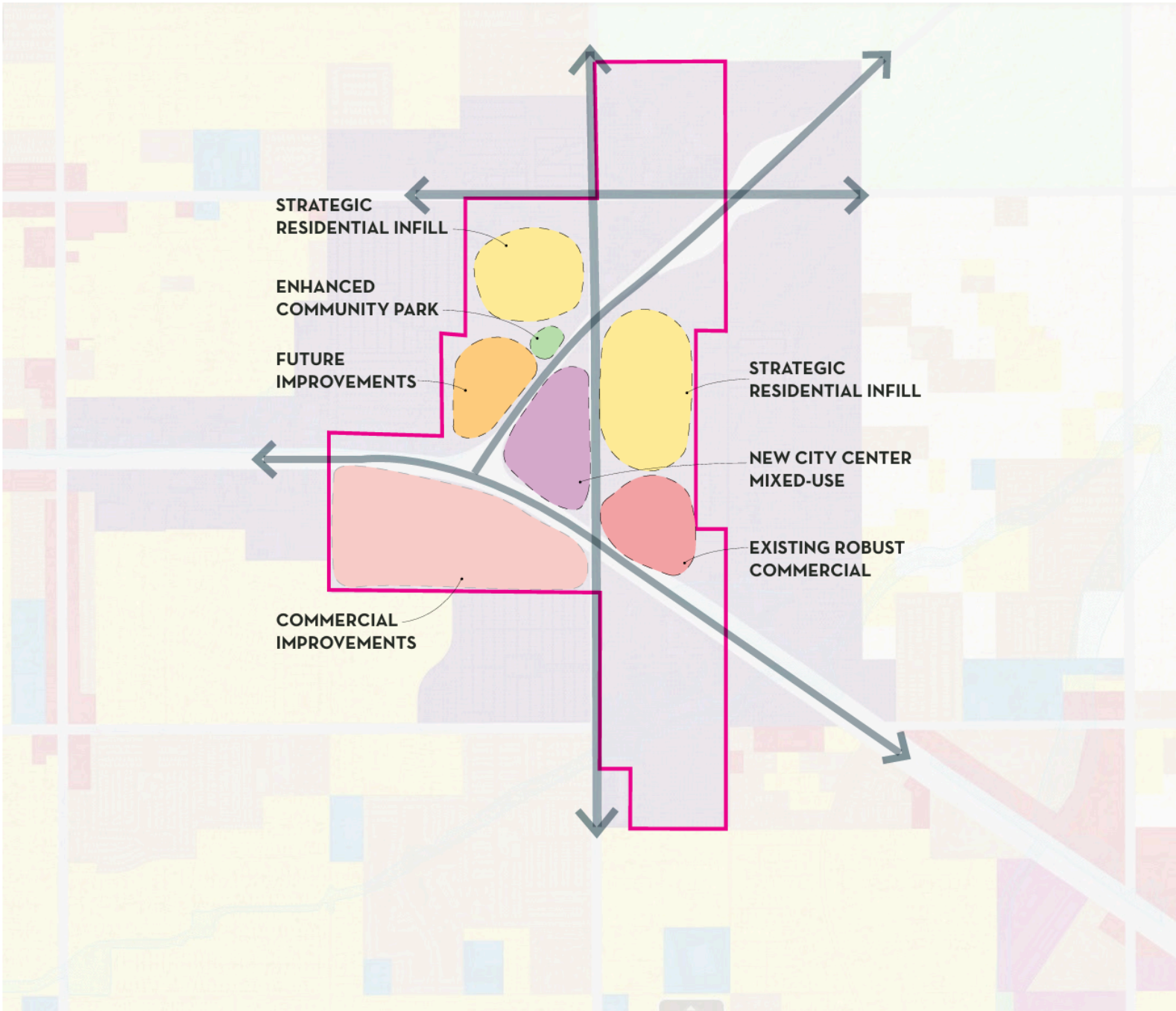
Most efforts have concentrated on the area highlighted in red on the adjacent exhibit. This includes the 10-acre land purchase the City has made, plus an additional 6-acres of land along the southern boundary next to W Apache Trail which is privately held. Together, this 16-acre parcel provides a wonderful opportunity to develop the property and project as a “public-private partnership”. It will be important to balance city aspirations with time-tested private sector, real-world economic demand. Together, these forces have the potential to set a new trajectory for the “heart” of Apache Junction. A destination oriented development that is authentic to the special history of Apache Junction and one that brings people together to live, work and play



FUTURE LAND USE - APACHE JUNCTION

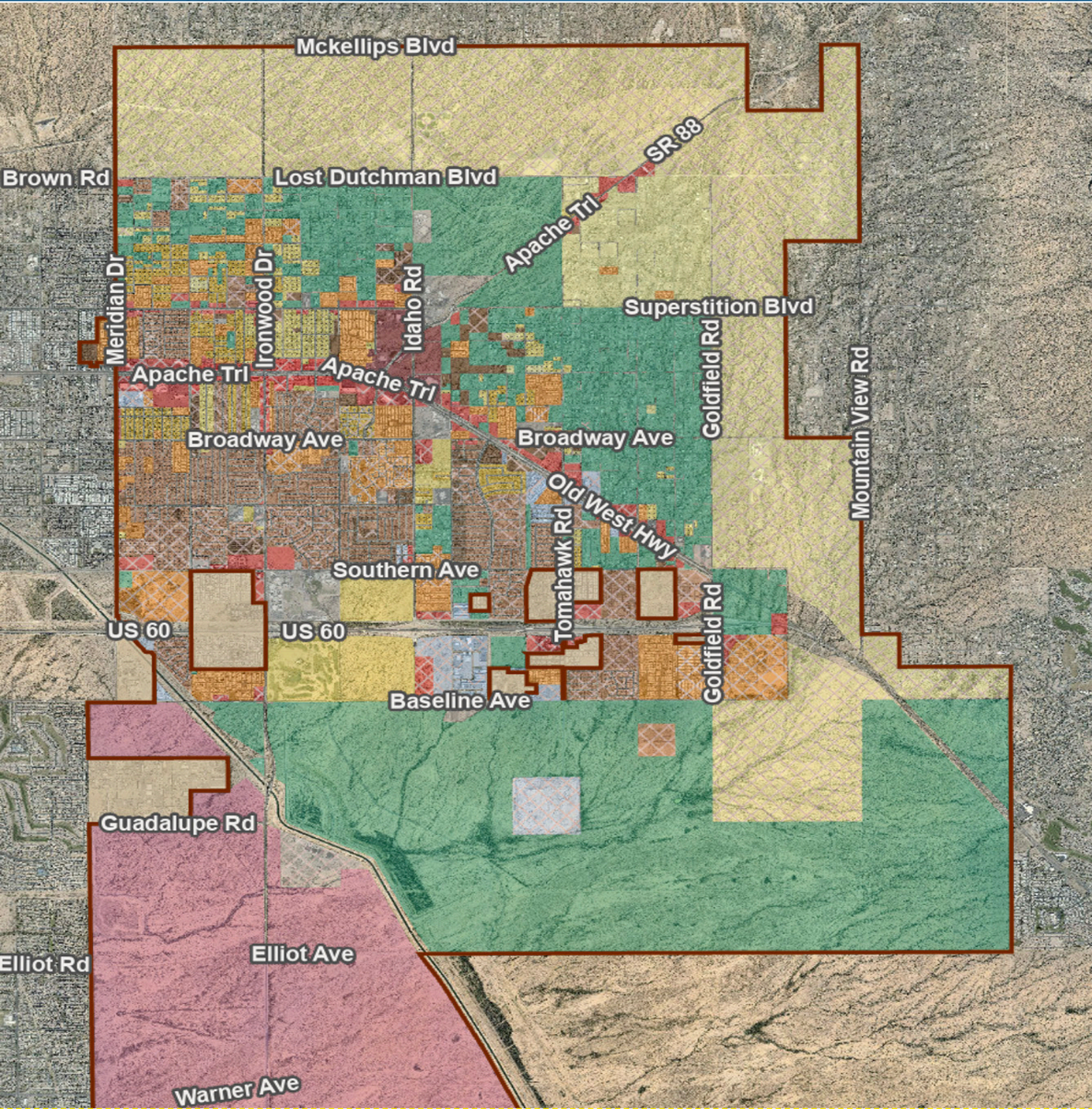
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The adjacent diagram provides a more detailed graphic sense of the expectation for future land uses in and around the downtown core. The “triangle heart” is envisioned as true mixeduse development. This area is being considered for commercial retail, commercial office, hospitality, recreation and other specialty uses. Besides the adjacent commercial spaces (mostly existing with some that need degrees of rehabilitation), the other important land use will be residential. For any successful downtown mixed-use core to be successful, there must be adjacent residential (rental and or ownership) that helps support the commercial activities.



ZONING DISTRICTS - APACHE JUNCTION

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119



LEGEND

B-3	MHP/PD	RM-2/PD	RS-5/PD	RS-7/PD	RVP/PD
B-1	B-4	PI	RS-10	RS-54	RS-7M
B-1/PD	B-4/PD	PI/PD	RS-10/PD	RS-54/PD	RS-7M/PD
B-2	B-5	RM-1	RS-10M	RS-54M	RS-GR
B-2/PD	B-5/PD	RM-1/PD	RS-20	RS-54M/PD	RS-GR/PD
	MHP	RM-2	RS-20M	RS-7	RVP
					MPC

City of Apache Junction

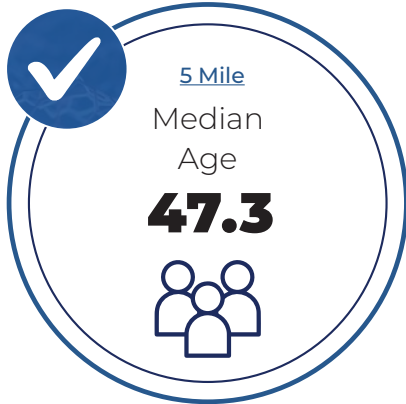
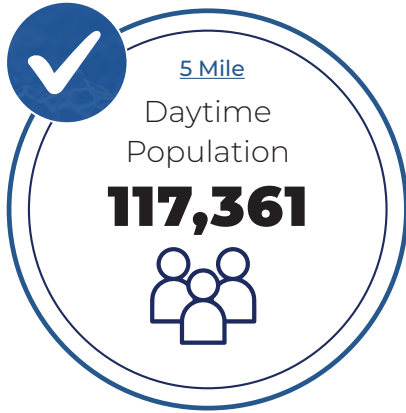


February 19, 2025

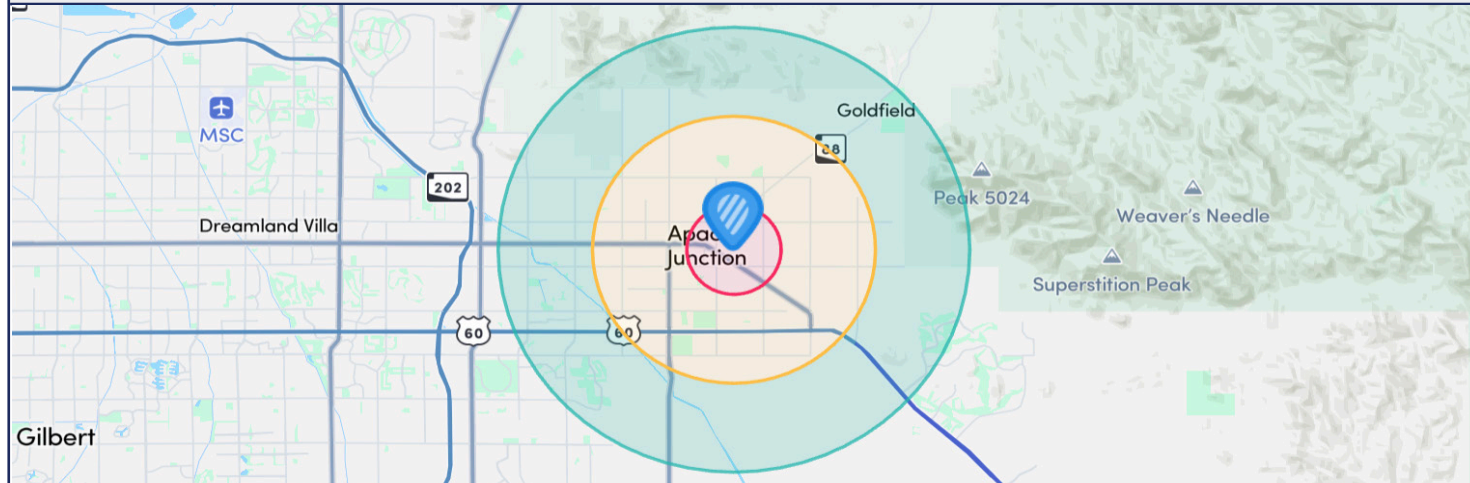


DEMOGRAPHIC HIGHLIGHTS

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	11,215	63,465	117,361
Residential Population:	9,250	57,107	105,305
2029 Proj. Residential Population:	10,305	63,374	113,654
Average Household Income:	\$81,398	\$83,807	\$96,580
Total Household Expenditures:	\$367.71 M	\$2.23 B	\$4.31 B
Median Age:	52.1	50.0	47.3
Average Household Size:	2.1	2.1	2.3
Housing Units:	5,298	30,635	52,315
Total Households:	4,472	26,635	46,111
Total Businesses:	352	1,129	2,171



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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