

# 2 Continuous Industrial Parcels

OFFERING MEMORANDUM

Gila Bend  
Gila Bend , AZ 85337

**Simon Enwia**  
SEnw  
CEO | Managing Broker (AZ, CA, FL, IL, WI)  
(773) 559-8198  
simon@senw.io  
Lic: BROKER OF RECORD CA, AZ, FL, WI, IL

**SEnw**  
COMMERCIAL



# 2 Continuous Industrial Parcels

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Property Description

Property Features

Aerial Map

Parcel Map

Site Plan

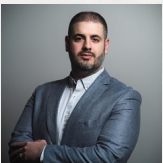
### 03 Demographics

Demographics

### 04 Company Profile

Advisor Profile

*Exclusively Marketed by:*



### Simon Enwia

SENW

CEO | Managing Broker (AZ, CA, FL, IL, WI)

(773) 559-8198

simon@senw.io

Lic: BROKER OF RECORD CA, AZ, FL, WI, IL



<http://www.senw.io>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	Gila Bend Gila Bend AZ 85337
COUNTY	Maricopa
PRICE	\$1,000,000
PRICE PSF	\$0.95
LAND SF	1,049,187 SF
LAND ACRES	24.08
ZONING TYPE	I-2
# OF PARCELS	2
APN	403-10-001A & 403-10-001B

[Property Video](#)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	1,754	2,151	2,193
2024 Median HH Income	\$65,417	\$63,020	\$62,999
2024 Average HH Income	\$77,551	\$75,977	\$75,829



Simon Enwia  
CEO | Managing Broker (AZ, CA, FL,  
IL, WI)  
(773) 559-8198  
simon@senw.io  
Lic: BROKER OF RECORD CA, AZ,  
FL, WI, IL

SENW  
8100 W Oakton St Ste 103, Niles, IL 60714





02

## Property Description

Property Features

Aerial Map

Parcel Map

Site Plan



# PROPERTY FEATURES

LAND SF	1,049,187
LAND ACRES	24.08
# OF PARCELS	2
ZONING TYPE	I-2
LOT DIMENSION	24.08







Simon Enwia  
 CEO | Managing Broker (AZ, CA, FL,  
 IL, WI)  
 (773) 559-8198  
 simon@senw.io  
 Lic: BROKER OF RECORD CA, AZ,  
 FL, WI, IL



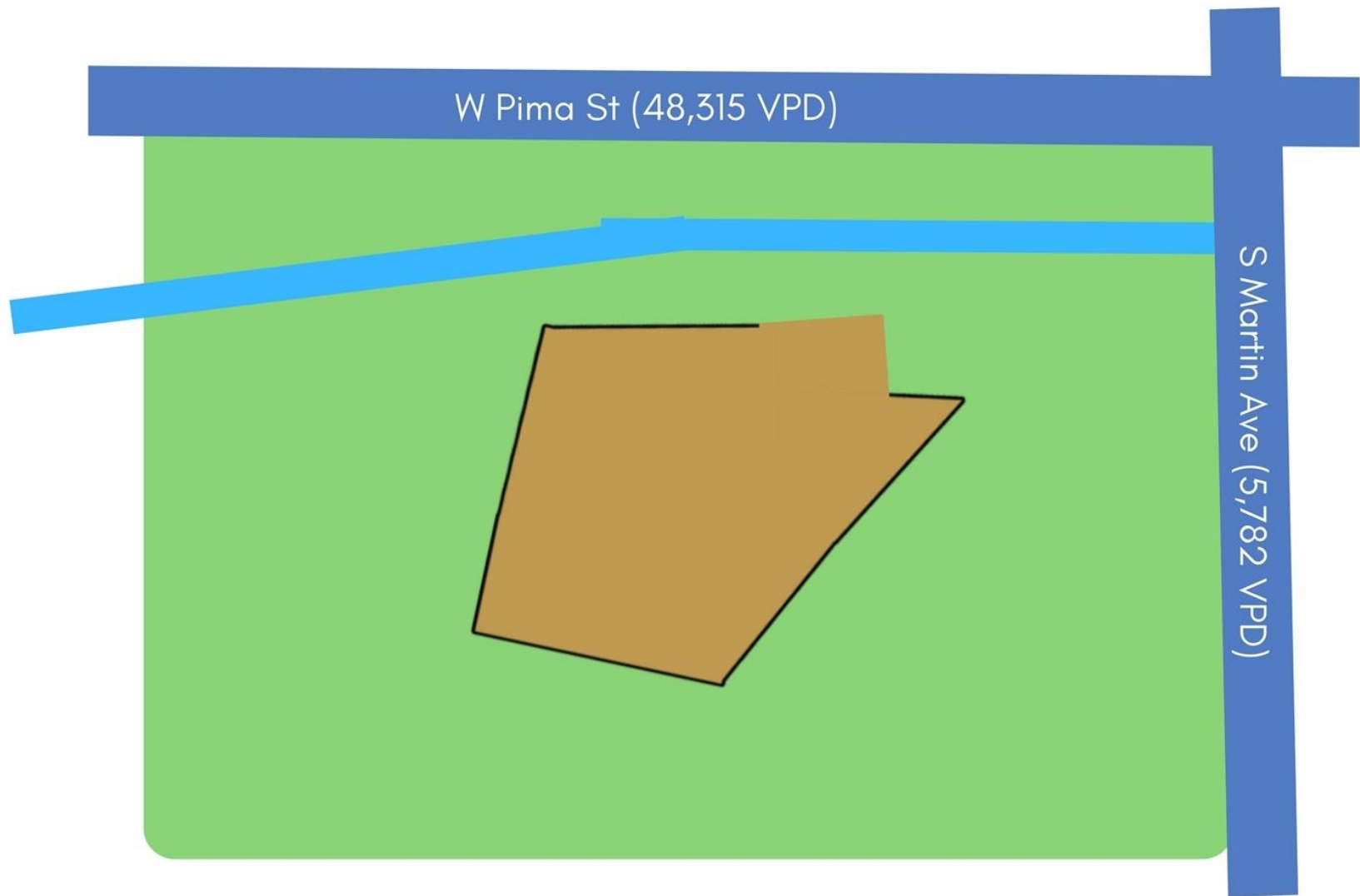
SENW  
 8100 W Oakton St Ste 103, Niles, IL 60714

Aerial Map | 2 Continuous Industrial Parcels













03

Demographics

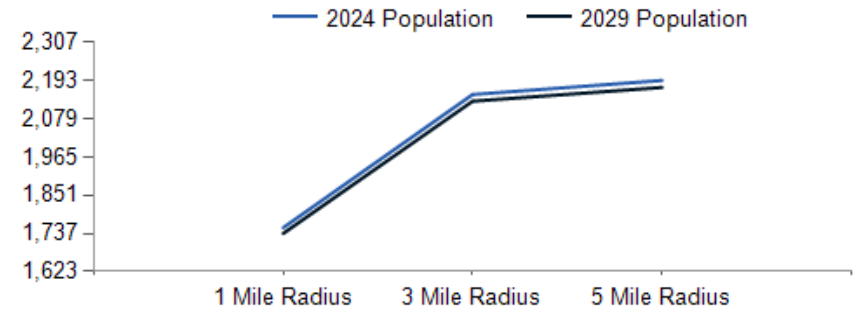
Demographics



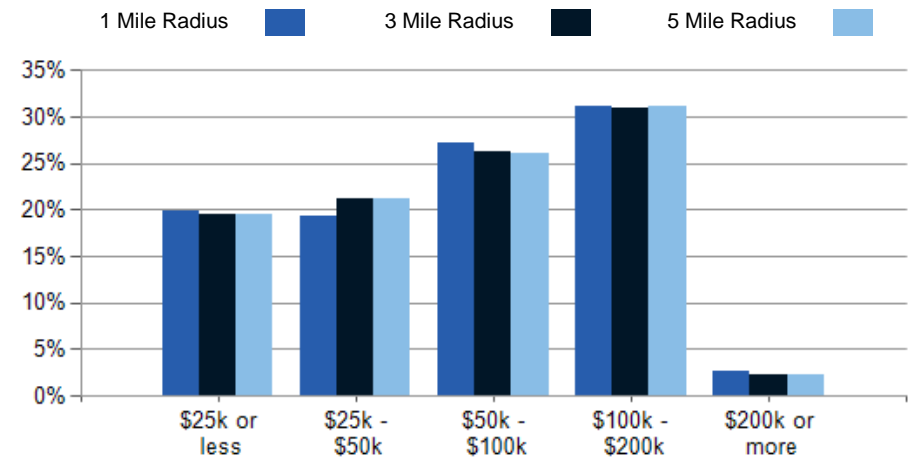
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,910	2,389	2,433
2010 Population	1,847	2,388	2,443
2024 Population	1,754	2,151	2,193
2029 Population	1,737	2,131	2,172
2024-2029: Population: Growth Rate	-0.95%	-0.95%	-0.95%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	73	94	96
\$15,000-\$24,999	38	40	40
\$25,000-\$34,999	46	63	65
\$35,000-\$49,999	61	83	84
\$50,000-\$74,999	87	107	108
\$75,000-\$99,999	64	74	75
\$100,000-\$149,999	154	189	192
\$150,000-\$199,999	19	25	26
\$200,000 or greater	15	15	15
Median HH Income	\$65,417	\$63,020	\$62,999
Average HH Income	\$77,551	\$75,977	\$75,829

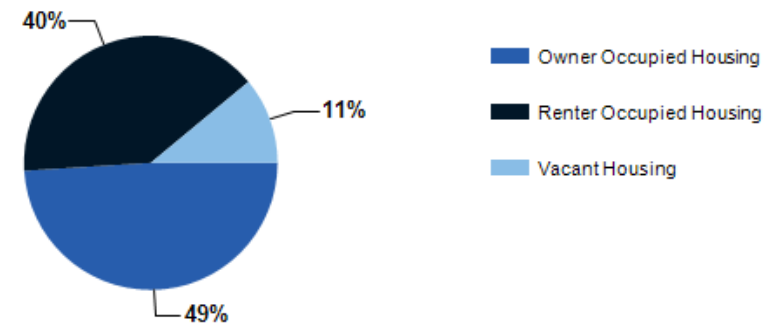
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	713	913	930
2010 Total Households	602	765	779
2024 Total Households	557	689	702
2029 Total Households	557	689	702
2024 Average Household Size	3.15	3.09	3.09
2024-2029: Households: Growth Rate	0.00%	0.00%	0.00%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



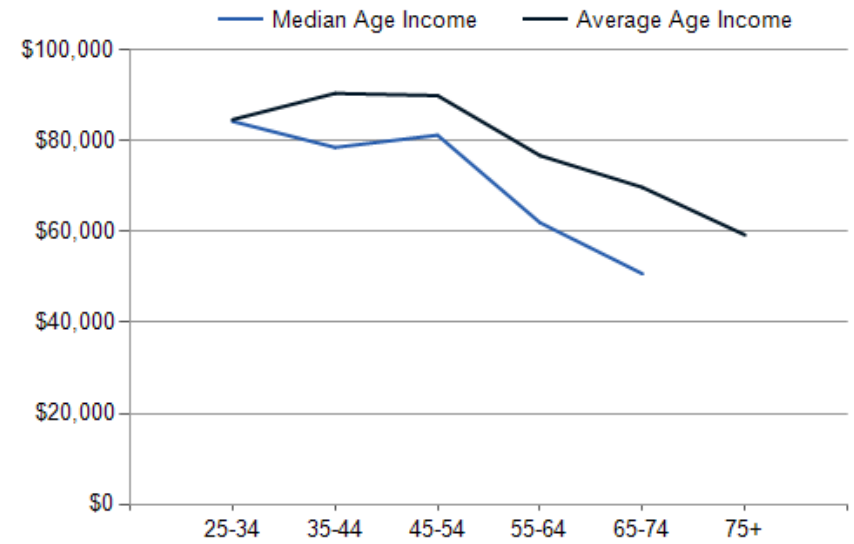
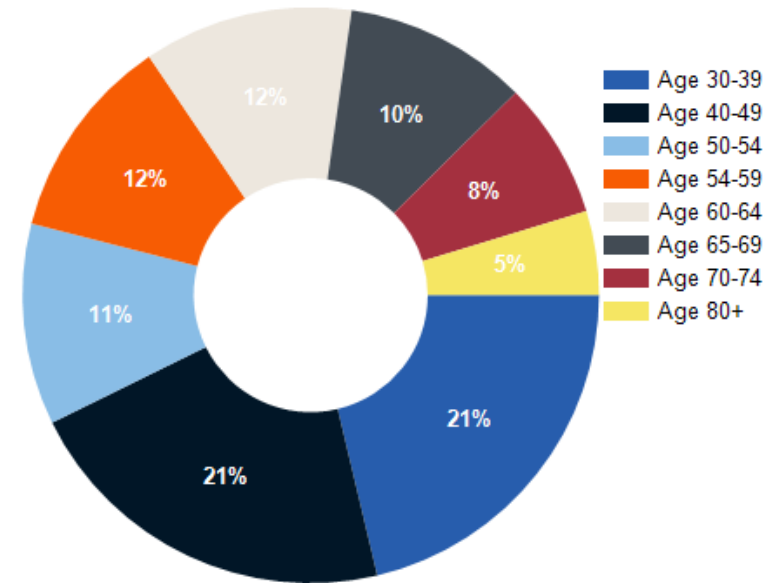
Simon Enwia  
CEO | Managing Broker (AZ, CA, FL,  
IL, WI)  
(773) 559-8198  
simon@senw.io  
Lic: BROKER OF RECORD CA, AZ,  
FL, WI, IL

**SENW**  
8100 W Oakton St Ste 103, Niles, IL 60714



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	105	137	141
2024 Population Age 35-39	89	114	117
2024 Population Age 40-44	96	121	123
2024 Population Age 45-49	99	119	121
2024 Population Age 50-54	103	120	122
2024 Population Age 55-59	105	123	125
2024 Population Age 60-64	107	127	129
2024 Population Age 65-69	94	112	113
2024 Population Age 70-74	70	83	84
2024 Population Age 75-79	43	53	54
2024 Population Age 80-84	21	27	27
2024 Population Age 85+	23	26	29
2024 Population Age 18+	1,212	1,471	1,501
2024 Median Age	34	33	33
2029 Median Age	34	34	33

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,316	\$82,300	\$83,467
Average Household Income 25-34	\$84,688	\$83,783	\$83,559
Median Household Income 35-44	\$78,571	\$77,240	\$78,030
Average Household Income 35-44	\$90,472	\$87,390	\$87,148
Median Household Income 45-54	\$81,278	\$80,409	\$78,988
Average Household Income 45-54	\$89,998	\$87,861	\$87,748
Median Household Income 55-64	\$61,995	\$61,167	\$61,184
Average Household Income 55-64	\$76,778	\$75,020	\$75,062
Median Household Income 65-74	\$50,738	\$50,000	\$50,000
Average Household Income 65-74	\$69,768	\$68,112	\$67,682
Average Household Income 75+	\$59,302	\$57,517	\$57,607







04

Company Profile

Advisor Profile





**Simon Enwia**  
CEO | Managing Broker (AZ, CA, FL, IL, WI)

In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.



# 2 Continuous Industrial Parcels

## CONFIDENTIALITY and DISCLAIMER

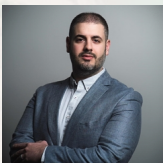
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SENW and it should not be made available to any other person or entity without the written consent of SENW.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SENW has not verified, and will not verify, any of the information contained herein, nor has SENW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



### Simon Enwia

SENW

CEO | Managing Broker (AZ, CA, FL, IL, WI)

(773) 559-8198

simon@senw.io

Lic: BROKER OF RECORD CA, AZ, FL, WI, IL



<http://www.senw.io>

8100 W Oakton St Ste 103, Niles, IL 60714