

**FOR SALE | LAND**

# COMMERCIAL CORNER

SEC Power and Riggs Roads , Queen Creek, AZ 85142

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## PROPERTY SUMMARY

<b>Sale Price:</b>	10 SF/ \$1,773,310
<b>Lot Size:</b>	177331 SF/ 4.07 Acres
<b>APN #:</b>	304-89-003G
<b>Zoning:</b>	Currently R1-35
<b>Cross Streets:</b>	Power and Riggs Road
<b>Traffic Count:</b>	7,700

## PROPERTY OVERVIEW

Planned Commercial Corner available for sale for in the prime growth area of Queen Creek. Prominently positioned at the southeast corner of Riggs Road and Power Road. This Planned Commercial lot is situated in a high demographic area, perfect for Retail, Office or a C-store.

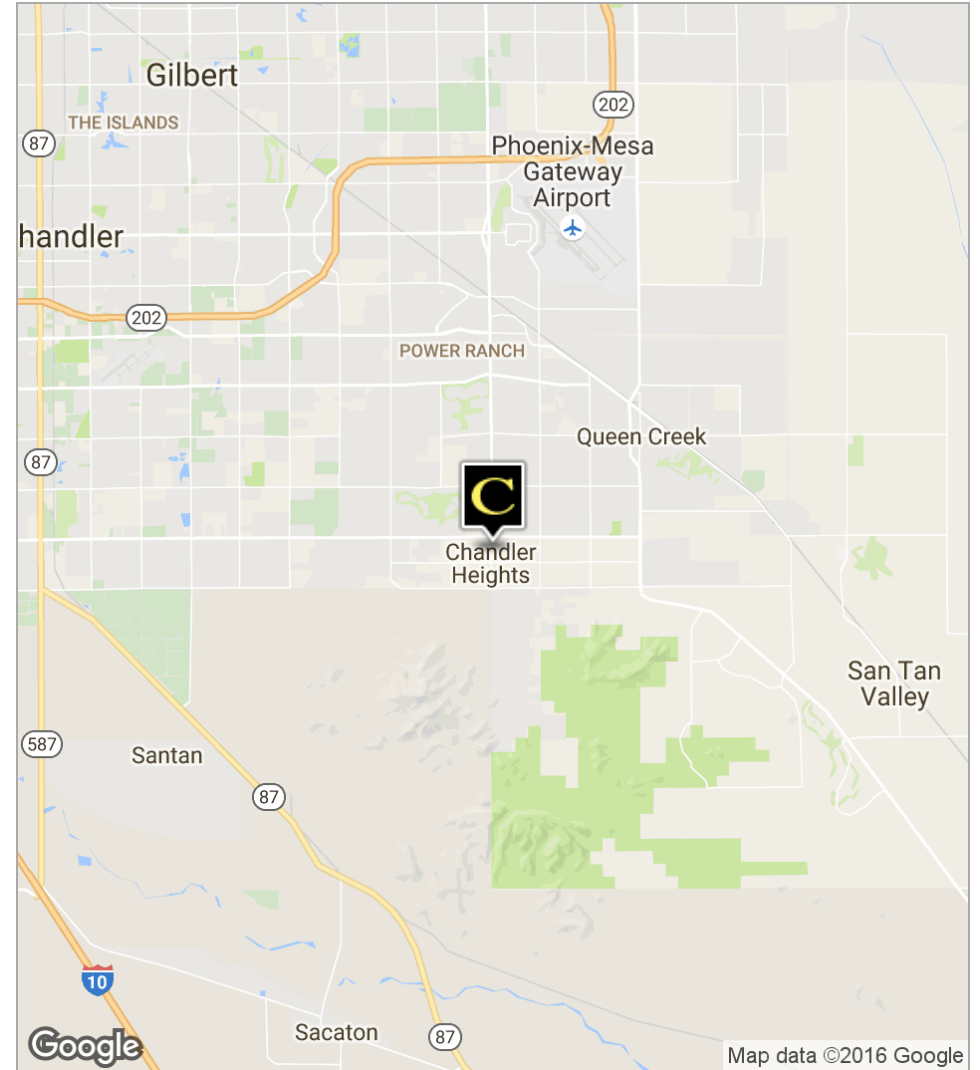
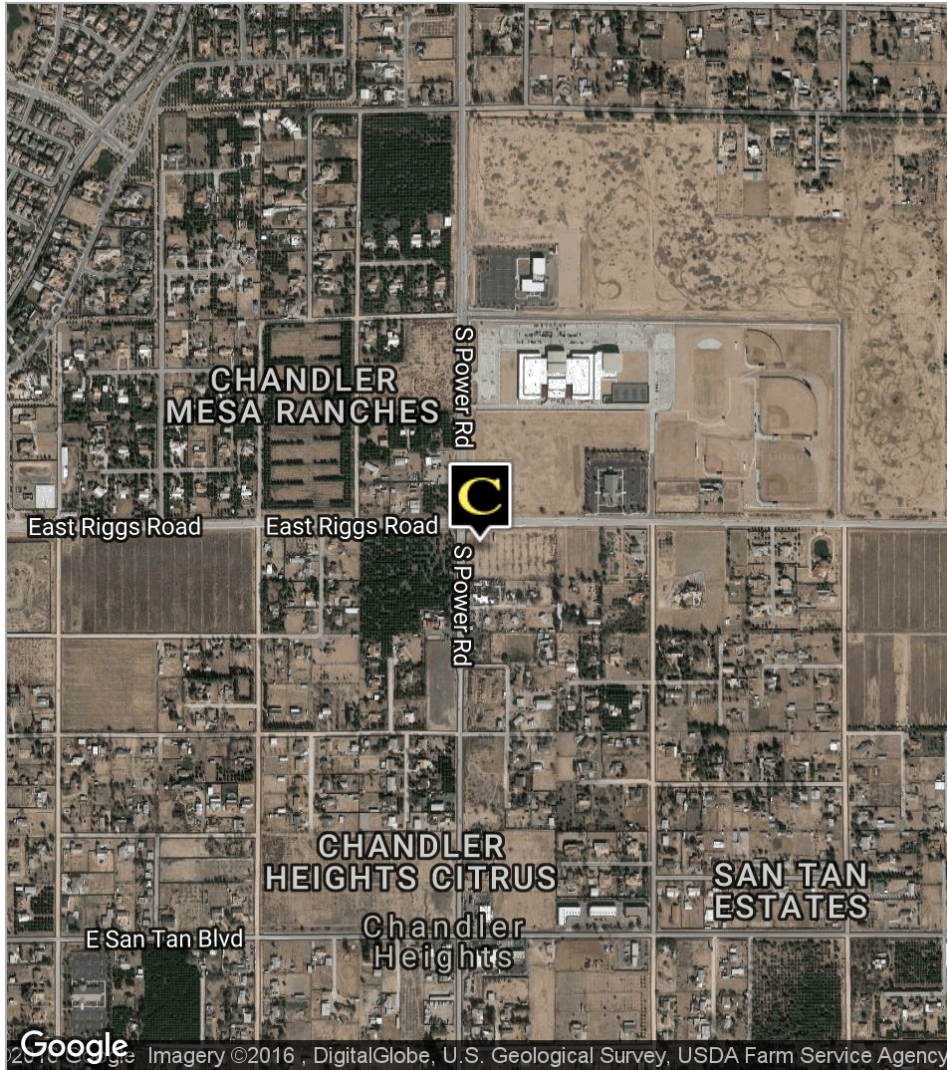
## PROPERTY HIGHLIGHTS

- Planned Commercial according to the Town of Queen Creek's General Plan
- Southeast Corner of Seville Golf and Country Club
- Less than half a mile from Casteel High School
- Riggs Road Widening Project- increase to 6 lanes, In progress.
- Average Household Income of \$113,182 within 1 mile



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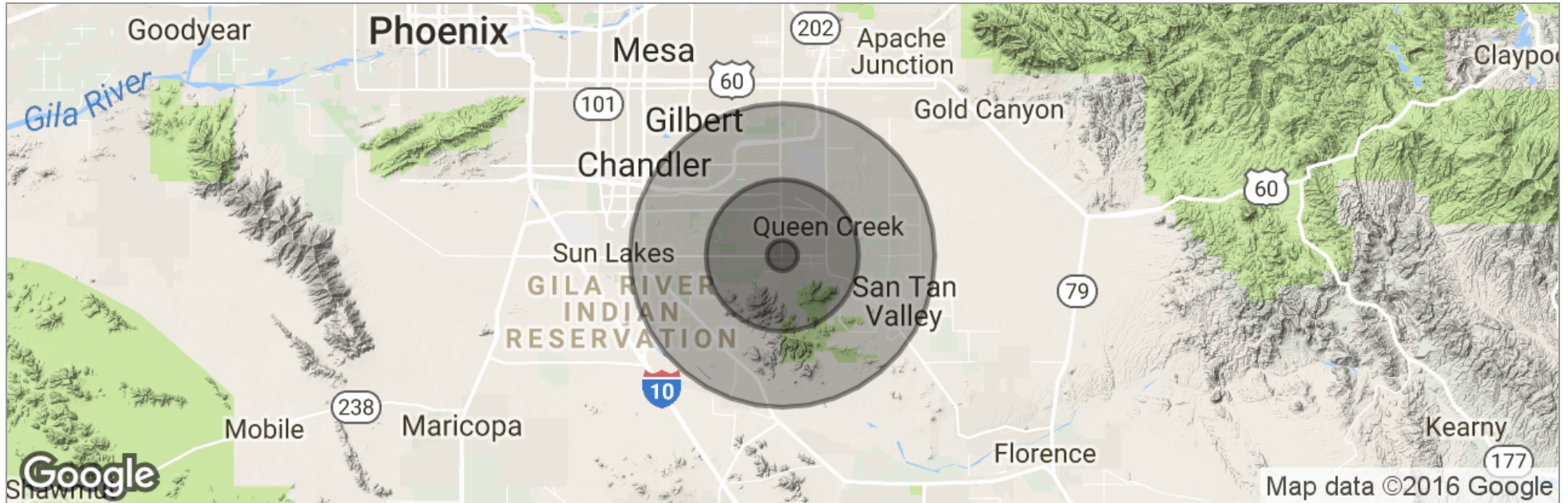
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	1 Mile	5 Miles	10 Miles
Total Population	2,945	69,578	289,555
Population Density	937	886	922
Median Age	33.8	31.1	31.3
Median Age (Male)	33.8	30.1	30.9
Median Age (Female)	33.9	31.1	31.3
Total Households	860	21,493	92,644
# of Persons Per HH	3.4	3.2	3.1
Average HH Income	\$113,182	\$92,344	\$90,785
Average House Value	\$450,483	\$406,075	\$338,082

\* Demographic data derived from 2010 US Census