LAND - CIELO DUPLEX APARTMENT HOMES

2332 W Broadway Ave | Apache Junction, AZ

OFFERING MEMORANDUM

FULLY ENTITLED LAND FOR 30 APARTMENT UNITS

Robert Dudek
The Blu Summit Real Estate Group
www.CieloArizona.com
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rdudek@tbsreg.com
CA DRE Lic. 01037546, AZ Lic. BR716825000

KELLERWILLIAMS ARIZONA REALTY

THE BLU SUMMIT REAL ESTATE GROUP

Land - Cielo Duplex Apartment Homes

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Exclusively Marketed by:

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Brokerage License No.: AZ Lic. LC534270000,CA DRE Lic. 01524589

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.

IMPORTANT NOTICE

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 Buyer due diligence investigation. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, KW Arizona, KW Commercial, and The Blu Summit Real Estate Group have not and will not verify, any of the information contained herein, nor have KW Arizona, KW Commercial, and The Blu Summit Real Estate Group conducted any investigation regarding these matters and make no warranty, guarantee or representation whatsoever regarding the accuracy or completeness of the information provided.

KW Arizona, KW Commercial, and The Blu Summit Real Estate Group have not made any investigation, and makes no warranty or representation with respect to the present and future value, income, construction costs 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.

As a Buyer of real estate, it is your responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. Any materials and information provided by Seller and/or Broker, are not a substitute for your thorough due diligence investigation of this opportunity. 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.

The value of the property to Buyer depends on factors that should be evaluated by Buyer and Buyer's tax, financial, consultants, and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Buyer is responsible for conducting Buyer's own investigation of all matters affecting the intrinsic value of the property and the value of any potential future development or use of the property.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed

and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions.

Any numbers, projections, opinions, assumptions or estimates used in this offering memorandum as well as in all marketing and property-related materials are for example only, and do not represent the current or future performance or value of this property. Property is sold strictly in “as is” condition and no entitlements or improvements will be done by Seller.

By accepting this offering memorandum as well as other marketing and property-related materials, Buyer(s) agree to release KW Arizona, KW Commercial, and The Blu Summit Real Estate Group, including their agents, brokers, representatives, employees, owners, principals, as well as the property Seller and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

This property is professionally marketed and brokered by KW Arizona, KW Commercial, The Blu Summit Real Estate Group. Real Estate Broker of Record: AZ Lic. LC534270000, CA DRE Lic. 01524589, Broker Associate Robert W. Dudek AZ Lic. BR716825000, CA DRE Lic. 01037546, HI RB-21367, NMLS ID 313005.

LAND - CIELO DUPLEX APARTMENT HOMES

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2332 W Broadway Ave Apache Junction AZ 85120
COUNTY	Pinal
PRICE	$1,350,000
LAND ACRES	1.42
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	B-1
# OF PARCELS	1
APN	202-20-165D

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	14,467	70,529	149,263
2026 Median HH Income	$63,383	$71,490	$80,045
2026 Average HH Income	$84,294	$94,121	$108,276

FULLY-ENTITLED LAND DEVELOPMENT PROJECT

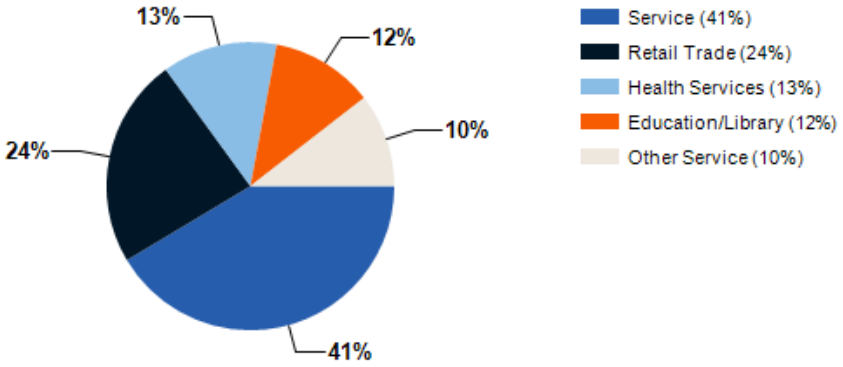
- Prime multifamily shovel-ready land development opportunity in the growing community of Apache Junction. Fully entitled, engineering-complete, plan-approved land designed for 15 two-story duplex buildings, totaling 30 rental apartment homes. Each units offers 2BR, 2BA, and approximately 816 square feet of living space. The Conditional Use Permit has already been approved by the City of Apache Junction, with architecture and civil engineering completed and city plan reviews successfully approved through three formal rounds.
  •1.42-acre multifamily development site
  •Fully entitled and shovel ready
  •15 two-story duplex structures
  •Approved for 30 apartment homes
  •Each unit: 2BR, 2BA, 816 SF of living space
  •All architecture and civil engineering completed
  •City approvals substantially completed
  •Significant time and cost savings for Buyer
  •Flexible terms: sell, exchange or trade
  •Can-add a brand new 34-unit apartment project in Glendale, AZ (www.TempoArizona.com)

LAND - CIELO DUPLEX APARTMENT HOMES

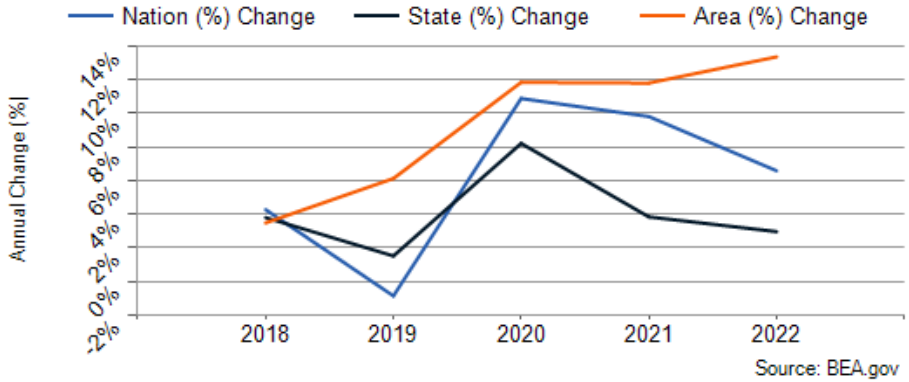
02 **Location**

Location Summary
Local Business Map
Aerial View Map

Major Industries by Employee Count

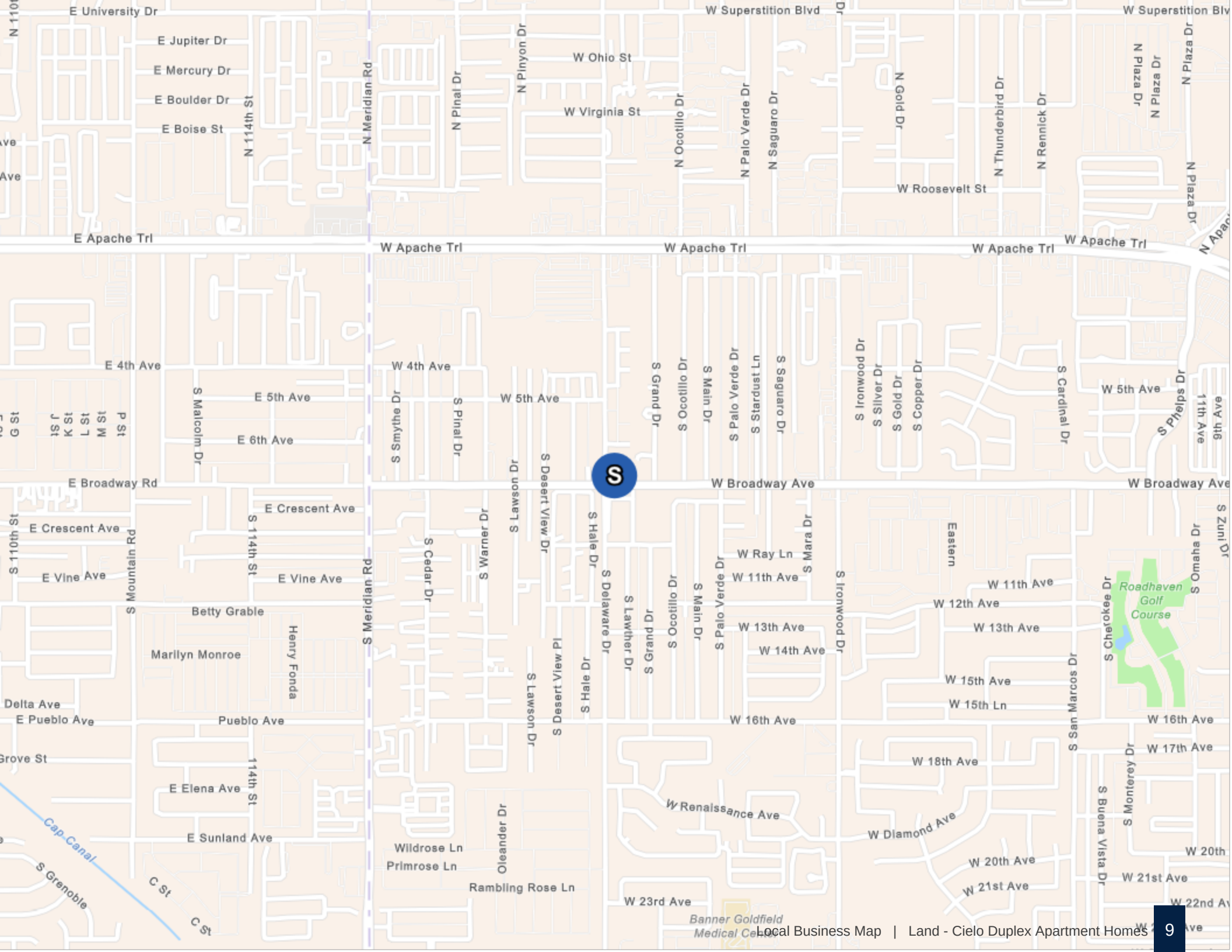


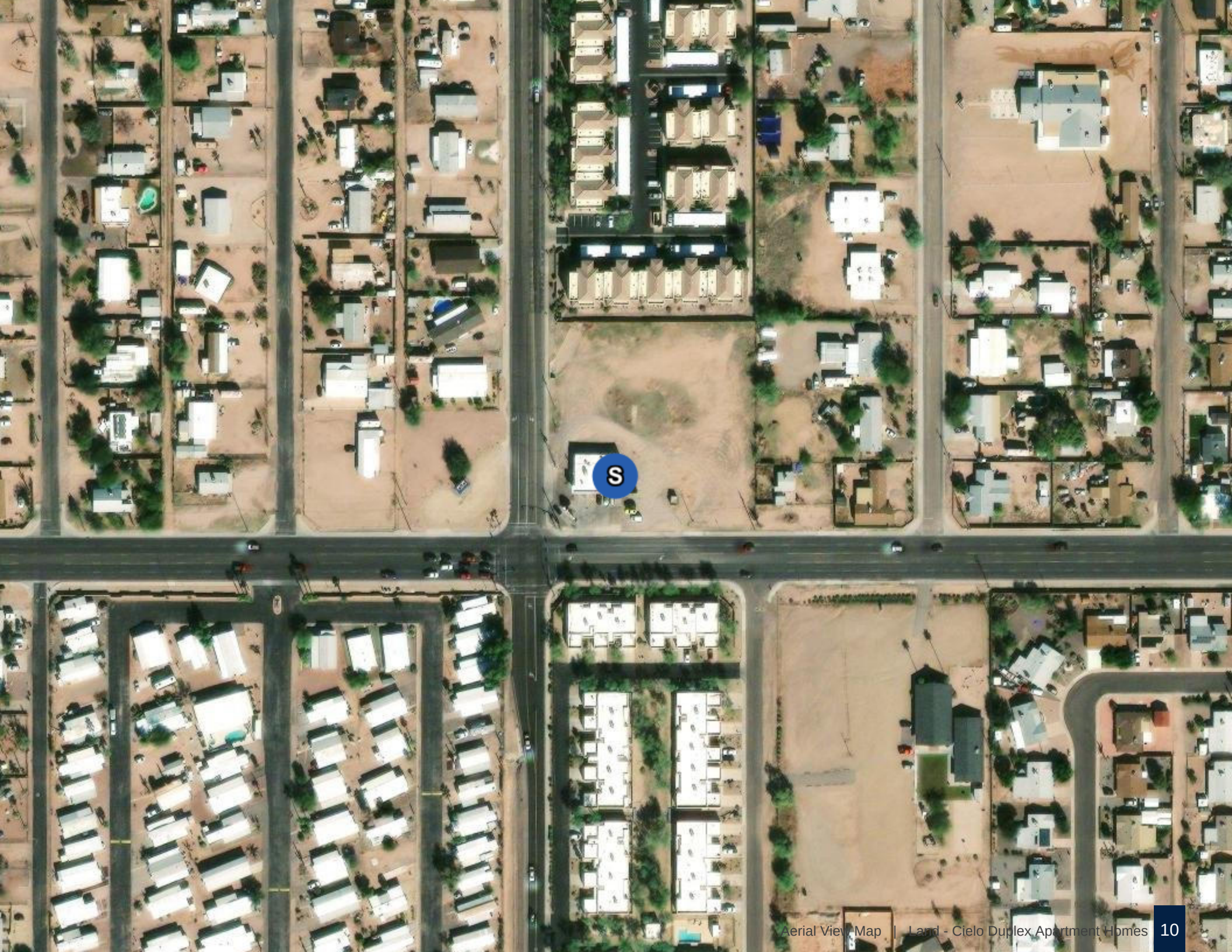
Pinal County GDP Trend



Largest Employers

Safeway	Approximately 134,000 employees
Banner Health	Approximately 50,000 employees
Banner Desert Medical Center	Approximately 3,000 employees
Superstition Springs Center	Approximately 1,000 employees
Apache Junction Unified School District	Approximately 500 employees
Apache Junction Parks and Recreation Department	Approximately 30 employees
Walmart	Approximately 2.3 million employees
Apache Junction Public Library	Approximately 20 employees


E University Dr
E Jupiter Dr
E Mercury Dr
E Boulder Dr
E Boise St
N 114th St
N Meridian Rd
N Pinal Dr
N Pinyon Dr
W Ohio St
W Virginia St
W Superstition Blvd
N Ocotillo Dr
N Palo Verde Dr
N Saguaro Dr
N Gold Dr
N Thunderbird Dr
N Rennick Dr
N Plaza Dr
W Roosevelt St
E Apache Trl
W Apache Trl
E 4th Ave
W 4th Ave
E 5th Ave
W 5th Ave
E 6th Ave
S Malcolm Dr
S Smythe Dr
S Pinal Dr
S Grand Dr
S Ocotillo Dr
S Main Dr
S Palo Verde Dr
S Stardust Ln
S Saguaro Dr
S Ironwood Dr
S Silver Dr
S Gold Dr
S Copper Dr
S Cardinal Dr
S Phelps Dr
E Broadway Rd
W Broadway Ave
S
S Lawson Dr
S Desert View Dr
S Hale Dr
S Delaware Dr
S Lawther Dr
S Mara Dr
E Crescent Ave
S 110th St
S Mountain Rd
S 114th St
S Meridian Rd
S Cedar Dr
S Warner Dr
E Vine Ave
Betty Grable
Marilyn Monroe
Henry Fonda
W Ray Ln
W 11th Ave
W 12th Ave
W 13th Ave
W 14th Ave
W 15th Ave
W 15th Ln
W 16th Ave
W 17th Ave
W 18th Ave
W 20th Ave
W 21st Ave
W 22nd Ave
W 23rd Ave
Eastern
S Omaha Dr
S Cherokee Dr
Roadhaven Golf Course
S San Marcos Dr
S Monterey Dr
S Buena Vista Dr
Delta Ave
E Pueblo Ave
Pueblo Ave
Grove St
E Elena Ave
E Sunland Ave
Cap Canal
S Grenoble
C St
Wildrose Ln
Primrose Ln
Oleander Dr
Rambling Rose Ln
W Renaissance Ave
W Diamond Ave
Banner Goldfield Medical Center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LAND - CIELO DUPLEX APARTMENT HOMES

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND ACRES	**1.42**
# OF PARCELS	**1**
ZONING TYPE	**B-1**
TOPOGRAPHY	**Flat**
CORNER LOCATION	**yes**

SITE PLAN

N

VERAHKADE LLC
727 S DELAWARE

26111-SITE
Printed: 8/14/2026

Aerial View - Digitally Altered

Elevations - Digitally Altered

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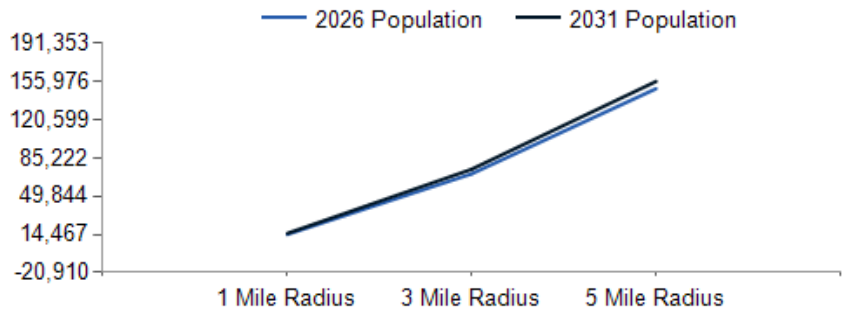
04 **Demographics**

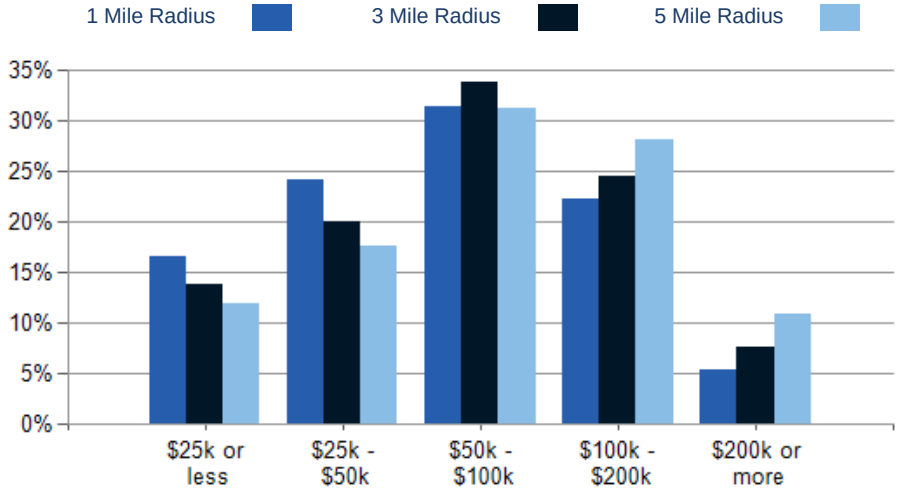
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,144	49,381	86,809
2010 Population	12,713	63,649	127,779
2026 Population	14,467	70,529	149,263
2031 Population	15,446	74,765	155,976
2026 African American	174	1,598	3,601
2026 American Indian	221	1,141	2,076
2026 Asian	201	1,244	3,098
2026 Hispanic	3,173	14,618	30,622
2026 Other Race	1,484	6,000	12,192
2026 White	10,978	52,987	111,590
2026 Multiracial	1,387	7,405	16,342
2026-2031: Population: Growth Rate	6.60%	5.85%	4.40%

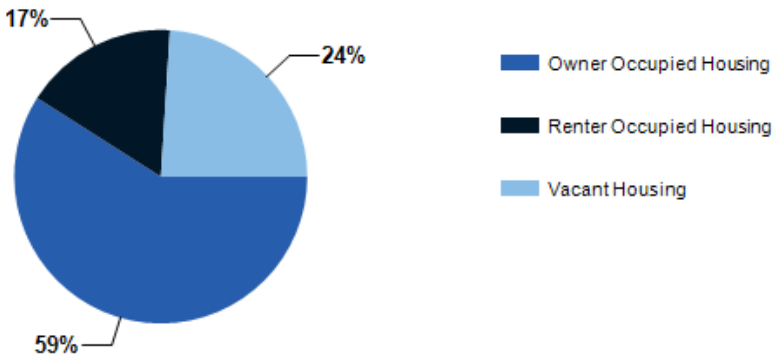
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	647	2,393	4,138
$15,000-$24,999	450	1,770	3,244
$25,000-$34,999	701	2,699	4,656
$35,000-$49,999	896	3,332	6,298
$50,000-$74,999	1,119	5,513	10,356
$75,000-$99,999	949	4,625	9,072
$100,000-$149,999	1,025	4,736	11,069
$150,000-$199,999	439	2,638	6,383
$200,000 or greater	361	2,302	6,793
Median HH Income	$63,383	$71,490	$80,045
Average HH Income	$84,294	$94,121	$108,276



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

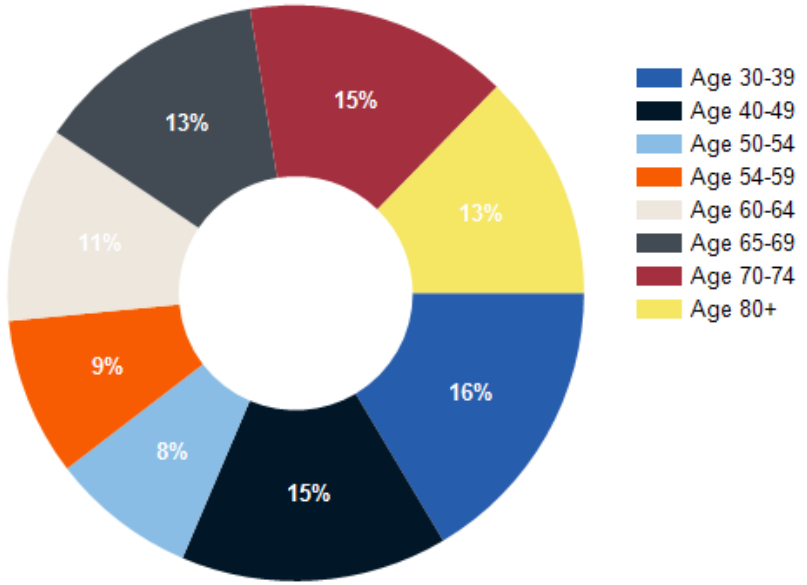


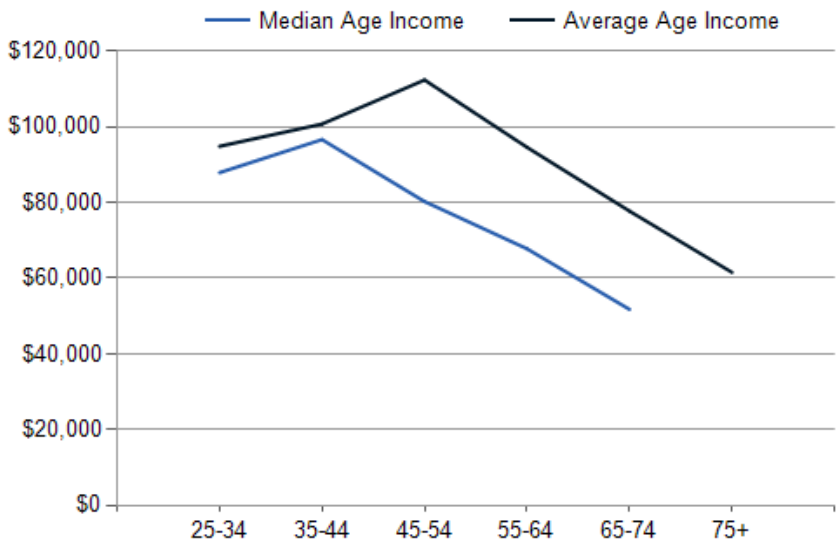
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	723	4,016	8,205
2026 Population Age 35-39	786	3,943	8,038
2026 Population Age 40-44	703	3,763	8,049
2026 Population Age 45-49	669	3,448	7,476
2026 Population Age 50-54	748	3,773	8,378
2026 Population Age 55-59	814	4,266	8,886
2026 Population Age 60-64	1,007	4,804	10,284
2026 Population Age 65-69	1,194	5,148	10,685
2026 Population Age 70-74	1,359	5,269	10,775
2026 Population Age 75-79	1,166	4,651	9,782
2026 Population Age 80-84	876	3,419	6,952
2026 Population Age 85+	612	2,451	4,921
2026 Population Age 18+	12,226	57,951	121,852
2026 Median Age	54	48	47
2031 Median Age	55	49	48

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$87,896	$83,595	$90,365
Average Household Income 25-34	$94,848	$97,303	$111,943
Median Household Income 35-44	$96,630	$91,340	$100,601
Average Household Income 35-44	$100,735	$111,630	$129,231
Median Household Income 45-54	$80,243	$96,220	$114,647
Average Household Income 45-54	$112,379	$120,992	$144,001
Median Household Income 55-64	$67,764	$75,064	$88,265
Average Household Income 55-64	$94,578	$103,539	$121,025
Median Household Income 65-74	$51,737	$60,549	$67,729
Average Household Income 65-74	$77,720	$87,899	$98,610
Average Household Income 75+	$61,531	$69,592	$75,268

Population By Age





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05 **Company Profile**

Advisor Profile

Robert Dudek
www.CieloArizona.com

The property is professionally marketed and brokered by KW Arizona, KW Commercial, and The Blu Summit Real Estate Group.

Robert Dudek brings more than 30 years of leadership and business experience spanning real estate, finance, and philanthropy. Throughout his career, he has successfully sold, brokered, marketed, and financed hundreds of millions of dollars in real estate transactions across multiple asset classes.

In addition to his extensive real estate expertise, Robert is a co-founder of a nonprofit foundation dedicated to advancing human rights initiatives around the world. His commitment to both business excellence and social impact reflect a career built on service, innovation, and leadership.

Robert is a Licensed Real Estate Broker in California, Arizona, and Hawaii, a Mortgage Broker, and a Certified Philanthropic Developer. He serves as a Board Director for the CCIM San Diego and the Real Estate Investment and Exchange (REIE). His professional affiliations include: Beta Gamma Sigma, National Association of Realtors, California Association of Realtors, Arizona Association of Realtors, National Council of Exchangors, Family Office Club, and Better Business Bureau.

CA Real Estate Broker Lic. 01037546, AZ Real Estate Broker Lic. BR716825000, HI Real Estate Broker Lic. RB-21367, Mortgage Broker NMLS Lic. 313005. Robert can be reached at: info@tbsreg.com, 1-888-994-4258, www.BluSummit.com, www.rdudek.com.

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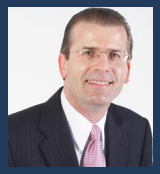

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