

AVAILABLE

Sam's Club Excess Land

N/NWC Fry Boulevard [E. Hwy 90] & N. State Route 90 Byp
Sierra Vista, AZ 85635



Overview

AVAILABLE
PRICE

12.19 Acres
Unpriced

Demographics

3 MILE 5 MILE 7 MILE

2022 Est Population	36,043	45,969	55,571
2027 Est Population	35,922	45,726	55,571
Average HH Income	\$84,339	\$87,420	\$89,047
Daytime Population	38,768	46,458	57,460

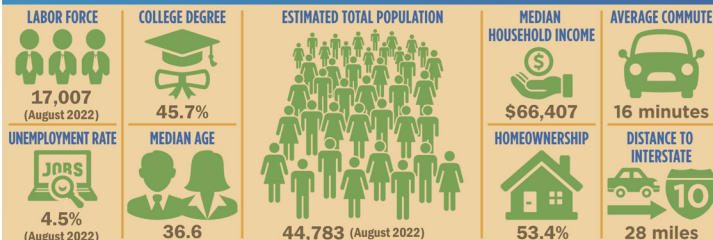
Year: 2022 | Source: Esri

Traffic Counts

State Route 90 20,594 VPD

Year: 2022 | Source: MPSI

SIERRA VISTA BY THE NUMBERS

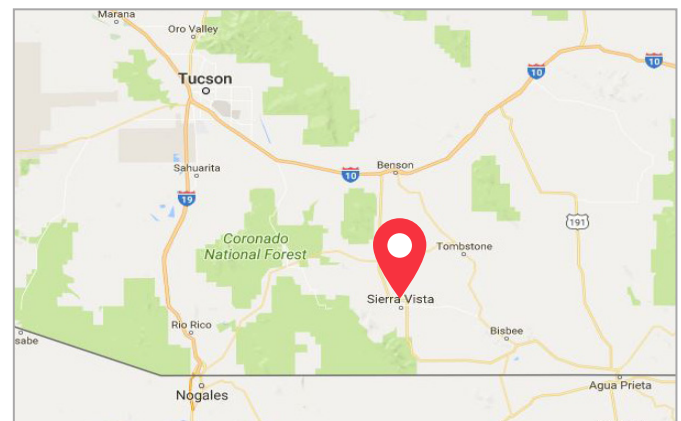


BRAD BALBO

602.682.6016 | brad.balbo@srsre.com

Description

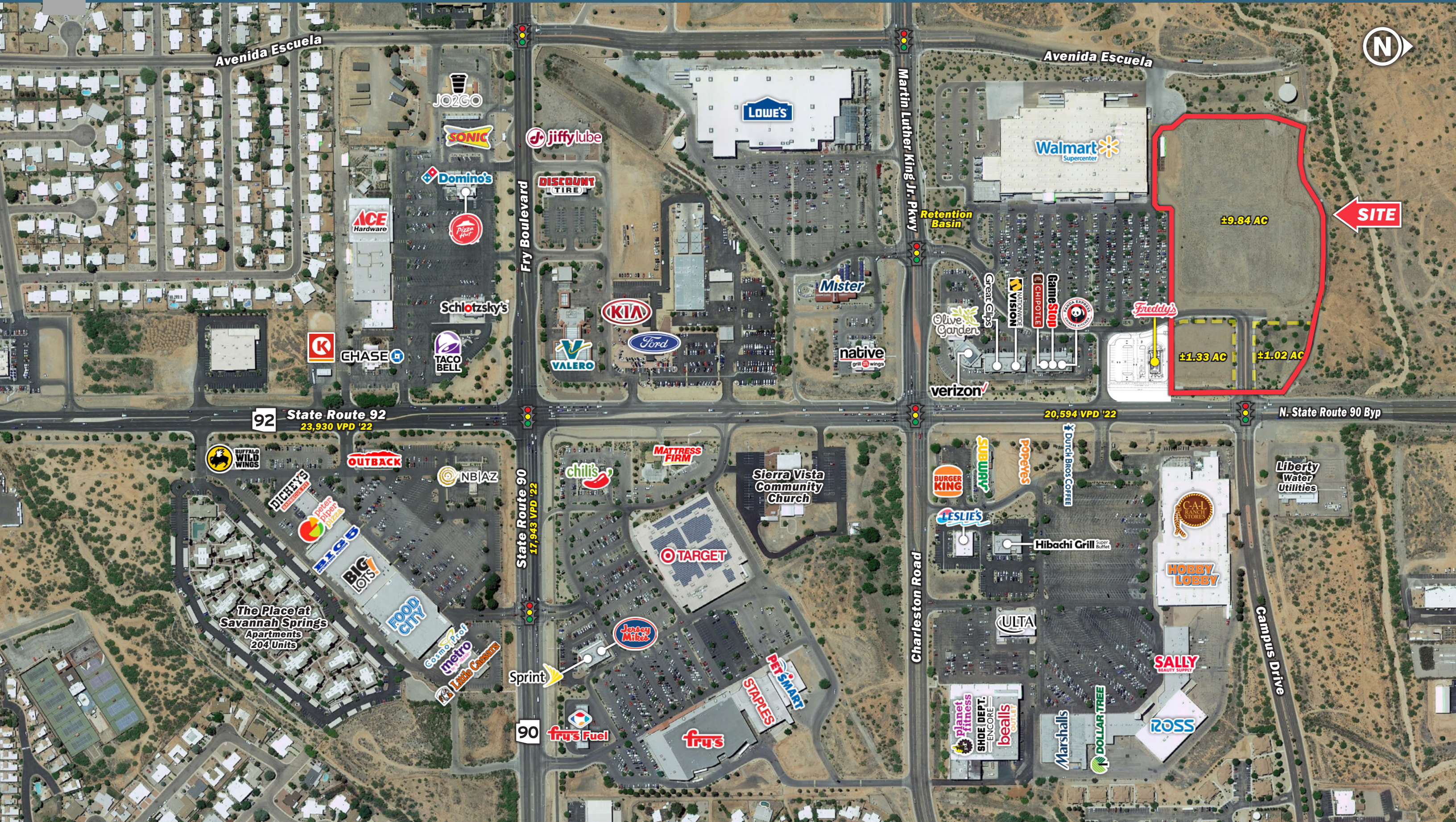
- Commercial development site with outparcels
- Strong daytime population with over 61,000 total employees within a 7 mile radius
- Regional intersection with highest traffic counts in Sierra Vista
- Nearby tenants include:



SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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N. State Route 90 Byp
20,594 VPD '22

Primary Visitor Trade Area to Walmart Supercenter

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