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80 & 105 E CAMPBELL ROAD
CHANDLER, ARIZONA 85225

PROPERTY DESCRIPTION

Located in the cozy Tremaine Park neighborhood of Chandler, this land is a blank canvas for luxury custom homes. This property comes equipped with sewer installed by the owner, water, and electrical as well as curb, gutter and sidewalk on the Arizona Avenue frontage. This property is less than 2 miles south of the US Route 60 Highway allowing for quick access to anywhere in the valley. Not many custom lots left in Chandler so get in while it's here!

OFFERING SUMMARY

SALE PRICE:	\$2,300,000
LOT SIZE:	5.3 ACRES
LOCATION:	S/SEC ARIZONA AVE & GUADALUPE
APN:	302-24-034C, 020C, 020D, & 049C
MUNICIPALITY:	CHANDLER
ZONING:	AG-1
POTENTIAL USES:	LARGE LOTS CUSTOM HOMES
UTILITIES:	SEWER, WATER, ELECTRICAL









RED LOBSTER
Olive Garden
SAJAD AND GO
TARGET Walgreens
BIG LOTS!

sears
Bank of America
Dutch Bros
CHIPOTE
LONGHORN

FedEx

T Mobile
AutoZone
FRY'S
FOOD CITY
BUCKS

BANNER HOSPITAL
MESA COMMUNITY COLLEGE
FIESTA MALL

101

87

60

60

Golfland
SUNPLASH

ups
Albertsons
Macayo's
FIRST WATCH

BOOT BARN
Starbucks
EoS
PPG
Chevron
ARCO

Cutco's
K
Great Clips
THE HOME DEPOT
PANDA EXPRESS
jiffylube
Holiday Inn
Crackers & Co. cafe

DISCOUNT TIRE
SPROUTS
ups
BR
TRADER JOES
Firestone
FRY'S
Walgreens
EoS

DOBSON RANCH
COMMUNITY & GOLF COURSE

BACHWARD TACO
OLD NAVY
ROSS
DRESS FOR LESS
Michael's
Where Creativity Happens
PET SMART
ULTA
BEAUTY

FRY'S
ups
COSTCO
WHOLESALE
WinCo
FOODS

Starbucks
Great Clips
AutoZone
K
jiffylube

SAJAD AND GO
Chevron
Sams
ups
CHASE
AutoZone
Dutch Bros
WELLS FARGO

Parts Authority
Public Storage
Firestone
Walgreens
MIDAS
SAFeway
U-HAUL

Chevron
QT
K

TUFT & NEEDLE
WHISKEY Row
POSTINO
Snooze
Zinburger
CULINARY DROPOUT
Organos
PASTA RISTORO
BARRIO QUE Pasa

SUBJECT

87

101

Chandler, AZ



ENTERTAINMENT

Downtown Chandler

The fourth largest City in Arizona, located in one of the fastest growing innovation and technology centers in the nation. Chandler is a vibrant, diverse, fiscally responsible community with a supportive business climate that attracts global industry leaders, exciting startups, talented workers and their families. In addition to being a great place to live, play and work our local hotels, resorts, golf courses, restaurants and ample shopping opportunities make Chandler one of Arizona's great vacation spots. Explore some of what Chandler has to offer you!

Chandler Fashion Square

Shopping enthusiasts will enjoy a visit to the second largest mall in the metropolitan Phoenix area. In addition to the more than 180 different stores, restaurants and the 20-screen Harkins movie theater the mall also features a seasonal splash pad in their Outdoor Village. Other mall amenities include complimentary wheelchair rentals, assistance with carrying out packages, free WiFi, valet service and a Text Concierge service where visitors are invited to text their questions directly for speedy assistance.



Phoenix Premium Outlets

Welcome to shopping at its absolute finest. Simon® Malls offer the ideal mix of renowned style icons and the hottest retailers. And with a collection of the world's finest designer labels and leading brands at savings of 25% to 65% every day, savvy shoppers won't want to miss the Premium Outlets®.

86 STORES FEATURING

LACOSTE, Starbucks Coffee, Coach Outlet, Polo Ralph Lauren, Michael Kors Outlet, Armani Exchange Outlet, Hurley, Brooks Brothers Factory Store, Lucky Brand Jeans, and Marc Jacobs.

Chandler, AZ



ECONOMY AND GROWTH

Chandler's proactive leadership, corporate-friendly environment, world-class labor force and market reach have made it an attractive location for businesses of all sizes and industries. Away from work, our community is committed to developing a sense of place that draws new visitors and enriches the lives of our residents.

Regarded as one of the most financially stable cities in the United States, evidenced by our AAA bond rating from each major bond rating agency. This fiscal health stems from City leadership's understanding of the importance of a strong local economy. The City has worked for decades to build a location for business success and to create a sense of place that is appealing to large and small businesses alike. The following are some of the advantages of doing business in Chandler:

- Pro-business local government that is responsive to the needs of the business community
- City staff capable of assisting businesses of all sizes, from startups to multinational corporations
- Programs and services to support businesses locating and expanding in Chandler
- Sound, long-term fiscal policies to ensure Chandler is a safe place for private sector investment
- Lowest city sales tax rate among the metro area's major cities at 1.5 percent
- Minimalist state regulatory environment and among the lowest corporate income tax rates at 4.9 percent

Highest Employers

Fortune 1000 ranking listed right

CVS Health	4
Alphabet - Waymo subsidiary	8
Cardinal Health	15
Walgreens	18
Verizon	23
General Motors	25
Bank of America	36
Wells Fargo	41
Intel	46
Allstate	66
Liberty Mutual	78

Greater Phoenix

Cost of Living Index

Composite Score	103.5
Groceries	99.2
Housing	117.0
Utilities	106.5
Transportation	104.6
Healthcare	92.7
Misc. Goods & Services	94.8

Source: Cost of Living Index (Q2 2021)

Median Household Income **\$96,948**

Per Capita Income **\$46,963**

Data Source: ESRI Business Analyst (2022)

Nationwide Community Rankings (2020-22)

2nd Most Prosperous Large Cities
(Economic Innovation Group 2020)

5th Best City for Women in Tech
(SmartAsset 2022)

6th Most Livable City in the U.S.
(SmartAsset 2020)

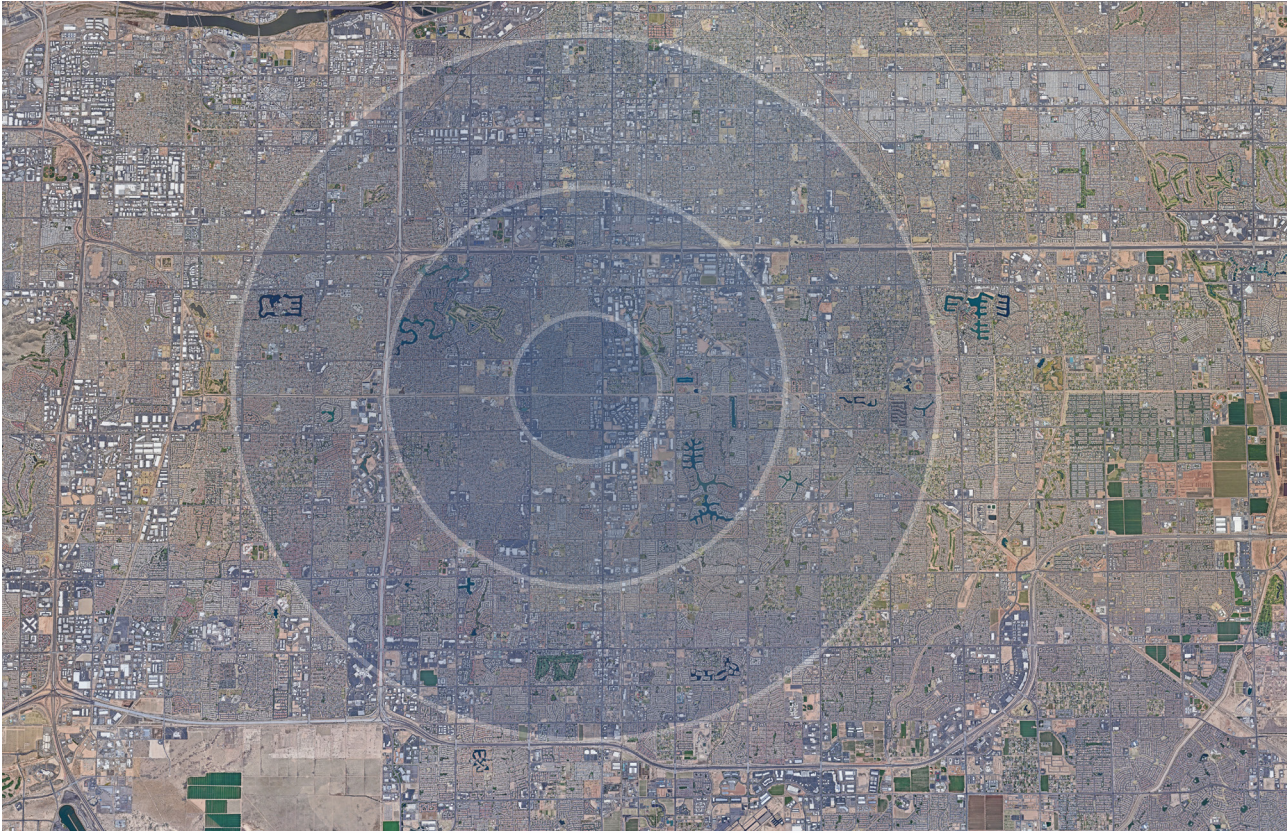
7th Best Cities to Buy a Family Home
(SmartAsset 2021)

8th Best Untapped Cities for Startups
(Fundera 2020)

15th Best City for Women Entrepreneurs
(Fundera 2020)

16th Best Place to Find a Job
(WalletHub 2022)

23rd Safest Cities in America
(WalletHub 2021)



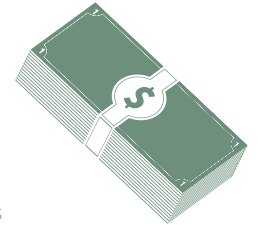
DAYTIME
POPULATION
612,179

* 5 mile radius



AVERAGE HOUSEHOLD
INCOME
\$84,993

* 5 mile radius



2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	22,527	214,998	612,179
Residential Population:	12,740	142,442	431,059
Average Household Income:	\$77,092	\$83,505	\$84,993
Average Household Size:	2.4	2.6	2.6
Median Age:	36.1	35.0	34.8
Housing Units:	5,385	56,867	173,318
Total Households:	5,127	55,484	161,332
Total Businesses:	838	8,224	20,298

MEDIAN AGE
34.8

* 5 mile radius





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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.