

PREMIUM CORNER LOTS AT PINE RIDGE MARKETPLACE

3144 & 3156 Gateway Blvd
BOULEVARD, PRESCOTT,
AZ 86303

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ARIZONA COMMERCIAL REAL ESTATE



**FOR SALE | Premium Corner Lots Pine Ridge
Marketplace**

PROPERTY SUMMARY

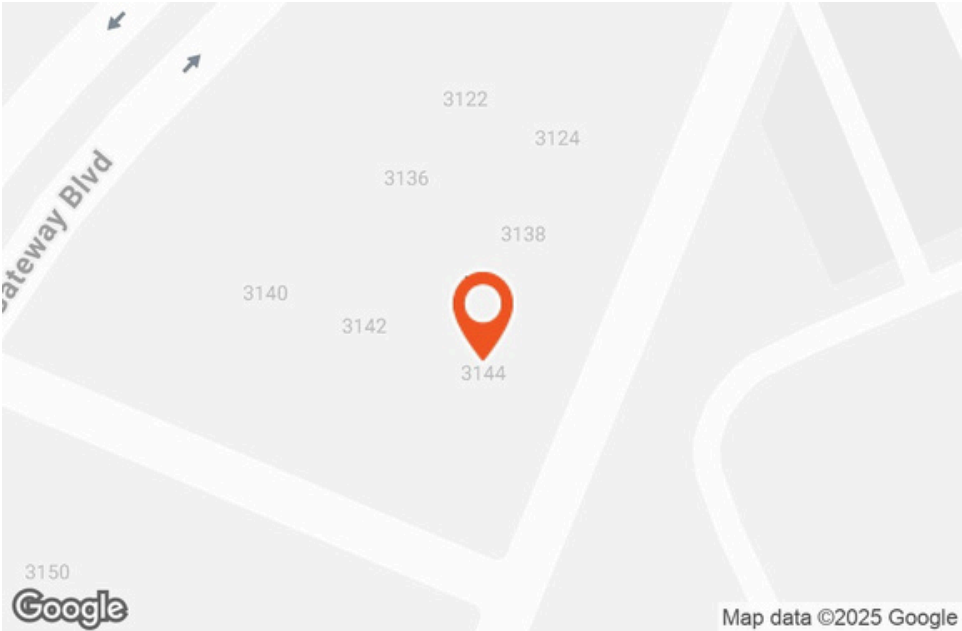


VIDEO

PROPERTY DESCRIPTION

Surrounded by established national retailers, healthcare facilities, and dense residential communities, this location sits at the core of ongoing commercial activity and strong consumer demand. The area continues to attract new businesses and housing, driving steady appreciation and making land increasingly scarce.

With its strategic placement, excellent accessibility, and long-term growth trajectory, 3144 & 3156 Gateway Blvd present a compelling investment opportunity for developers and investors seeking a high-value site with multiple future-use options and strong market fundamentals.



OFFERING SUMMARY

Sale Price:	\$875,00 & \$750,000
Total Size of both lots:	2.91 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	80	657
Total Population	37	167	1,350
Average HH Income	\$85,887	\$84,246	\$85,784

AERIAL OVERVIEW

LOCATION OVERVIEW

3144 Gateway Blvd and 3156 Gateway Blvd is positioned in one of the most rapidly developing commercial corridors in the region, offering land investors a prime opportunity in an area experiencing sustained population and economic expansion. The site benefits from excellent visibility, strong traffic counts, and immediate access to major thoroughfares—making it ideal for future retail, mul family, or mixed-use development.



ADDITIONAL PHOTOS

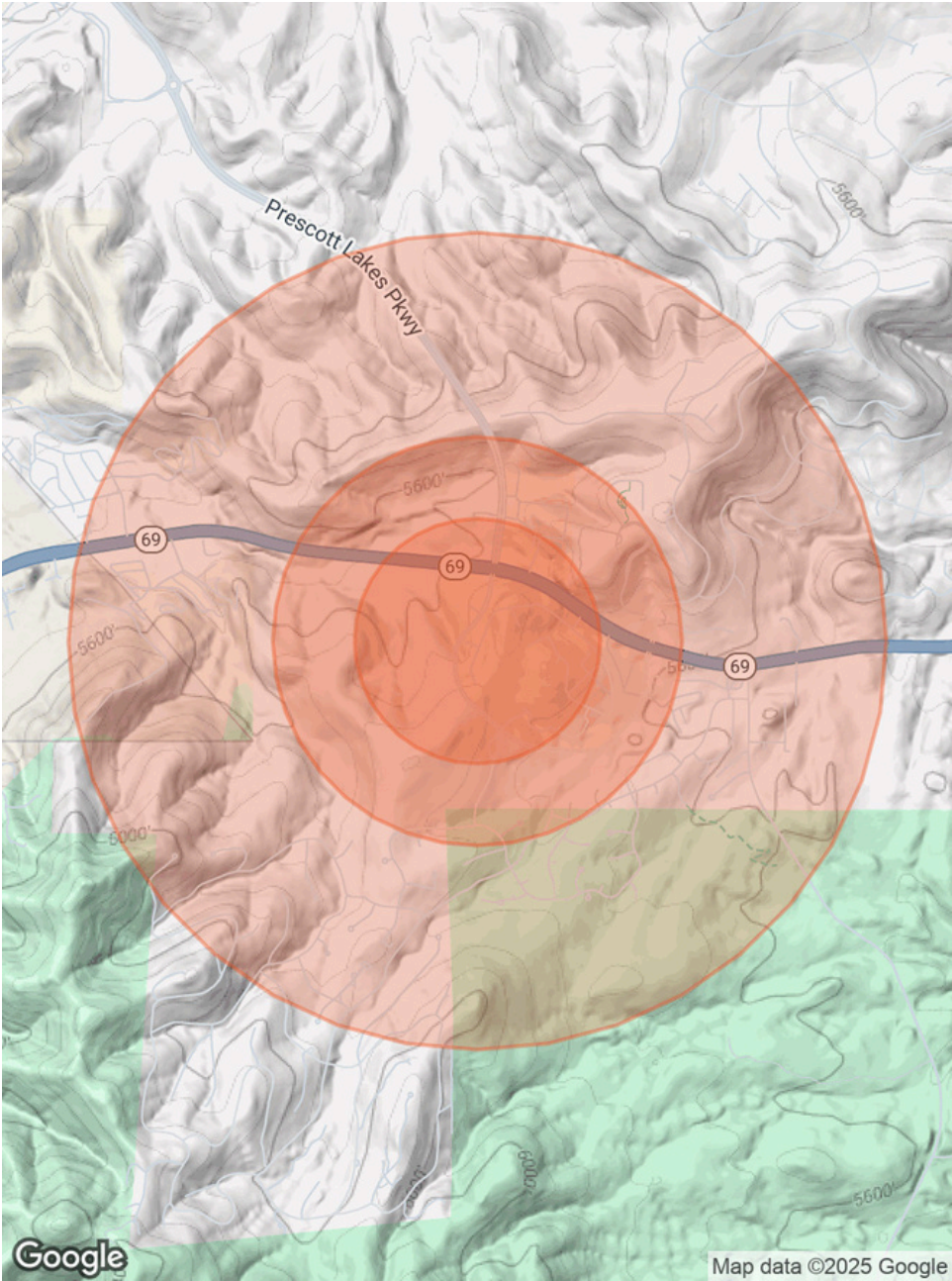


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	37	167	1,350
Average Age	62	61	62
Average Age (Male)	61	61	62
Average Age (Female)	63	62	62

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	80	657
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$85,887	\$84,246	\$85,784
Average House Value	\$546,546	\$566,649	\$567,776

Demographics data derived from AlphaMap



CONTACT US



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