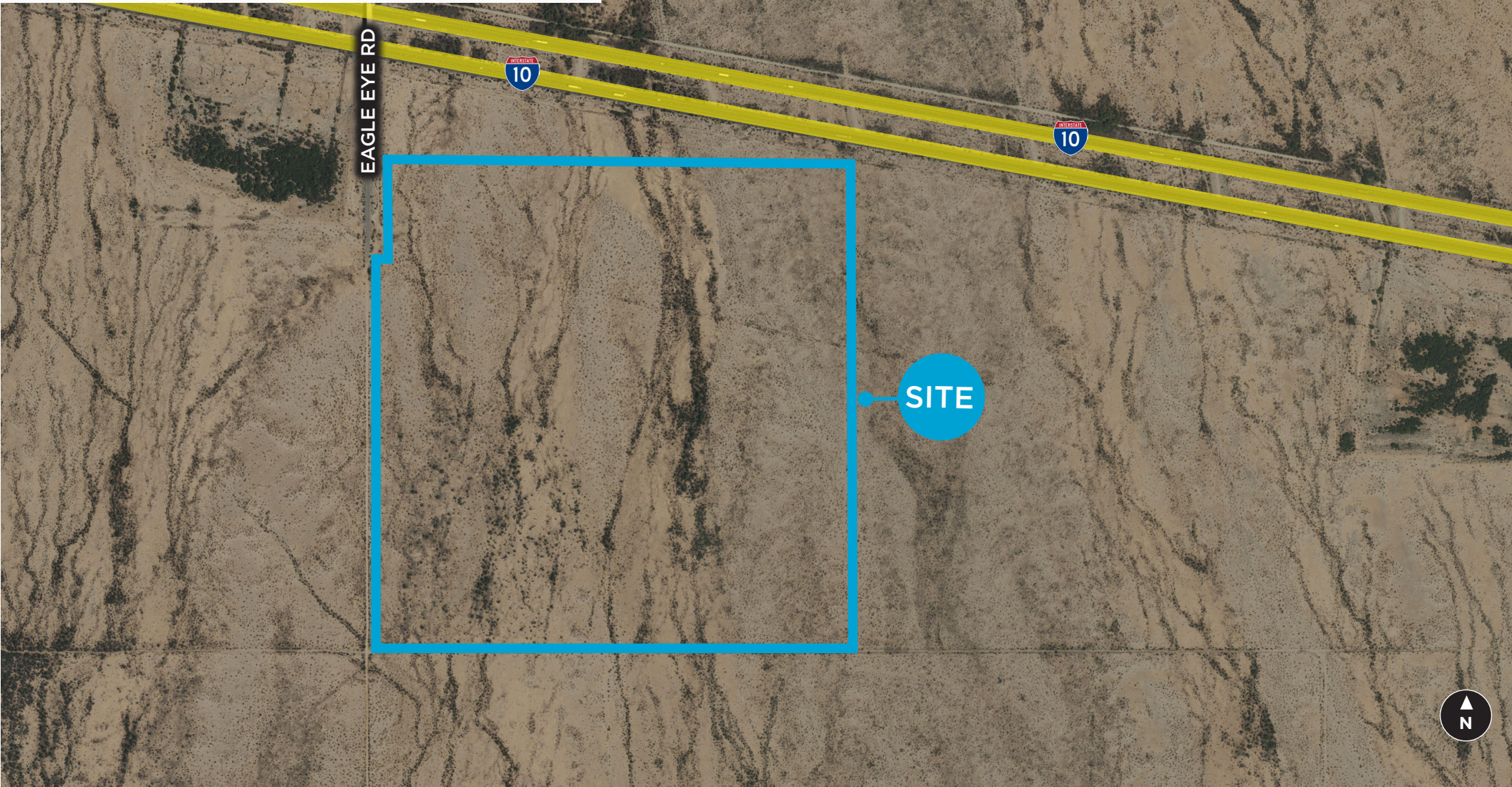


I-10 & EAGLE EYE RD EXCLUSIVE OFFERING



Gunnar Sinnett
Senior Advisor
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gsinnett@levrose.com

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES

PROPERTY DETAILS

SALE PRICE:

\$3,700,000
(\$23,594/AC, \$0.54/SF)

LOT SIZE:

±156.82 AC
(±6,821,079 SF)

PARCEL:

506-15-015A

ZONING:

R-190
(Maricopa County)

PROPERTY HIGHLIGHTS:

- 156 Acres along I-10 frontage
- Two Wells Located on Property
- Electricity on Eagle Eye Rd
- Legal access to Eagle Eye Rd
- I-10 Approved Right of Way Ramps



[illegible]

SITE

← 90 Minutes to California
60 Minutes to Phoenix →

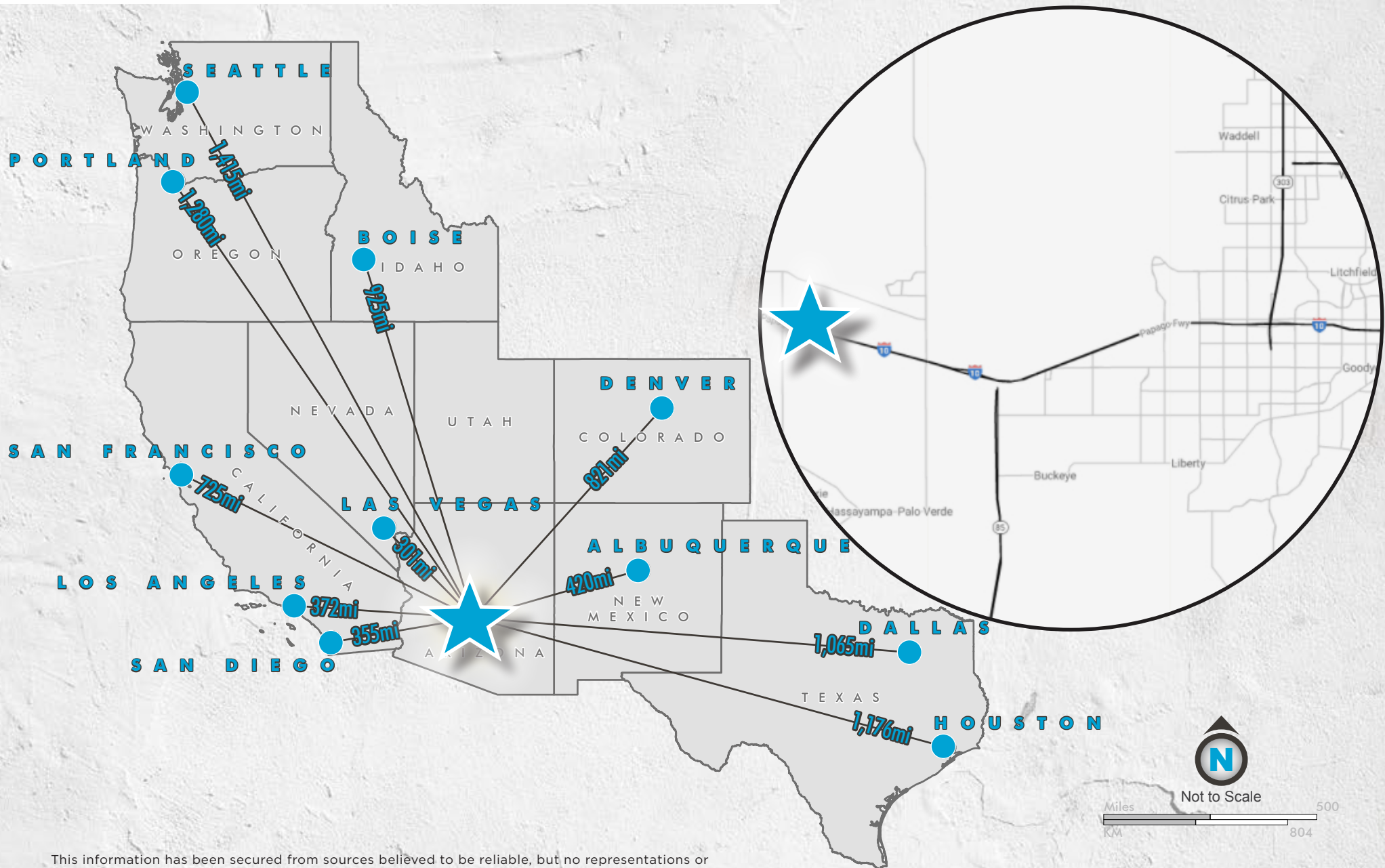
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to Ventura footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



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WESTERN U.S. LOGISTICS MAP



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DEMOGRAPHICS

POPULATION

	10 MILE	20 MILES	30 MILES	60 MIN
2025	79	971	8,984	129,651
2030	92	1,148	10,189	142,071

MEDIAN HOUSEHOLD INCOME

	10 MILE	20 MILES	30 MILES	60 MIN
2025	\$68,675	\$65,081	\$78,091	\$102,117
2030	\$67,367	\$64,678	\$76,570	\$101,860

EMPLOYEES

	10 MILE	20 MILES	30 MILES	60 MIN
2025	1	98	905	13,212

HOUSEHOLDS

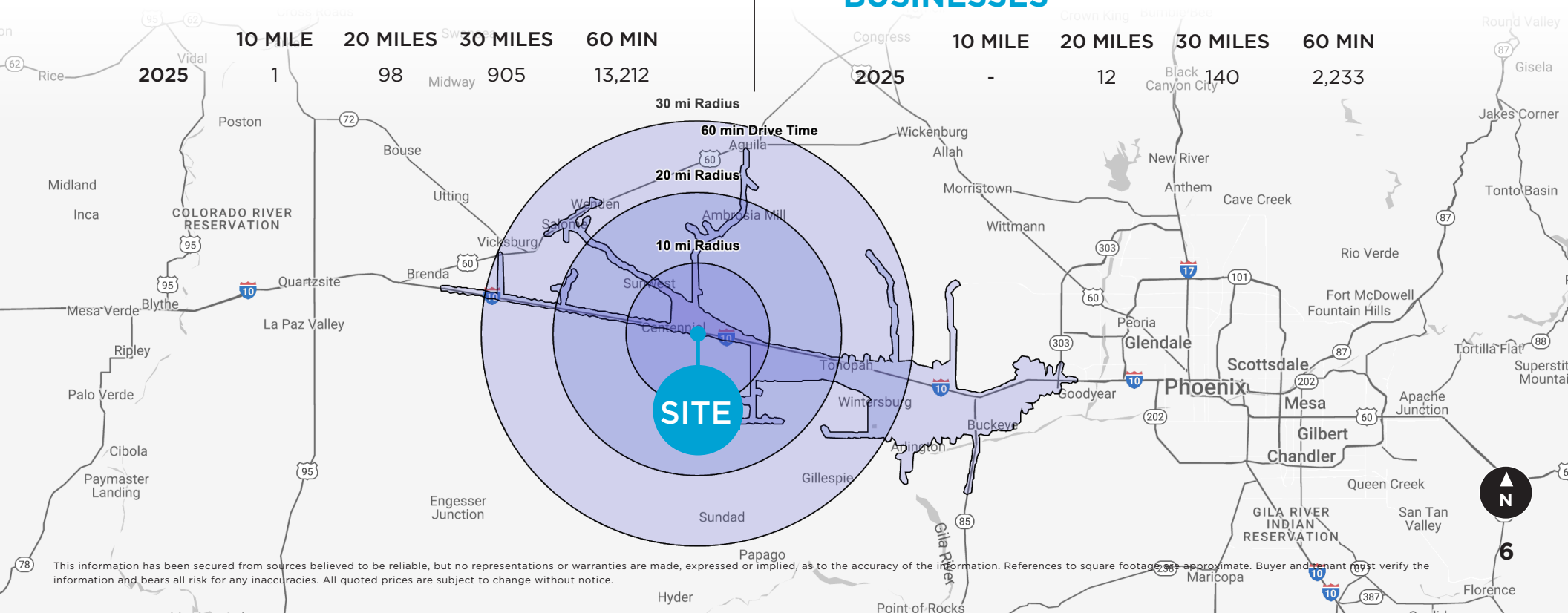
	10 MILE	20 MILES	30 MILES	60 MIN
2025	29	331	3,424	41,159
2030	33	392	3,831	46,071

AVERAGE HOUSEHOLD INCOME

	10 MILE	20 MILES	30 MILES	60 MIN
2025	\$87,632	\$80,202	\$96,427	\$124,330
2030	\$84,930	\$79,031	\$94,090	\$123,524

BUSINESSES

	10 MILE	20 MILES	30 MILES	60 MIN
2025	-	12	140	2,233



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