

HARD CORNER PARCEL FOR SALE | EL MIRAGE

NEC Dysart Rd & Peoria Ave, El Mirage, AZ 85335

SITE SOURCE



HORTH HONG
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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



\$970,000
SALE PRICE

PROPERTY HIGHLIGHTS

- Hard Corner Intersection NEC of Dysart & Peoria, El Mirage
- Lot Size: $\pm 34,761$ SF (± 0.79 AC)
- Zoning: RA
- Parcel: 501-44-114B

TRAFFIC COUNTS



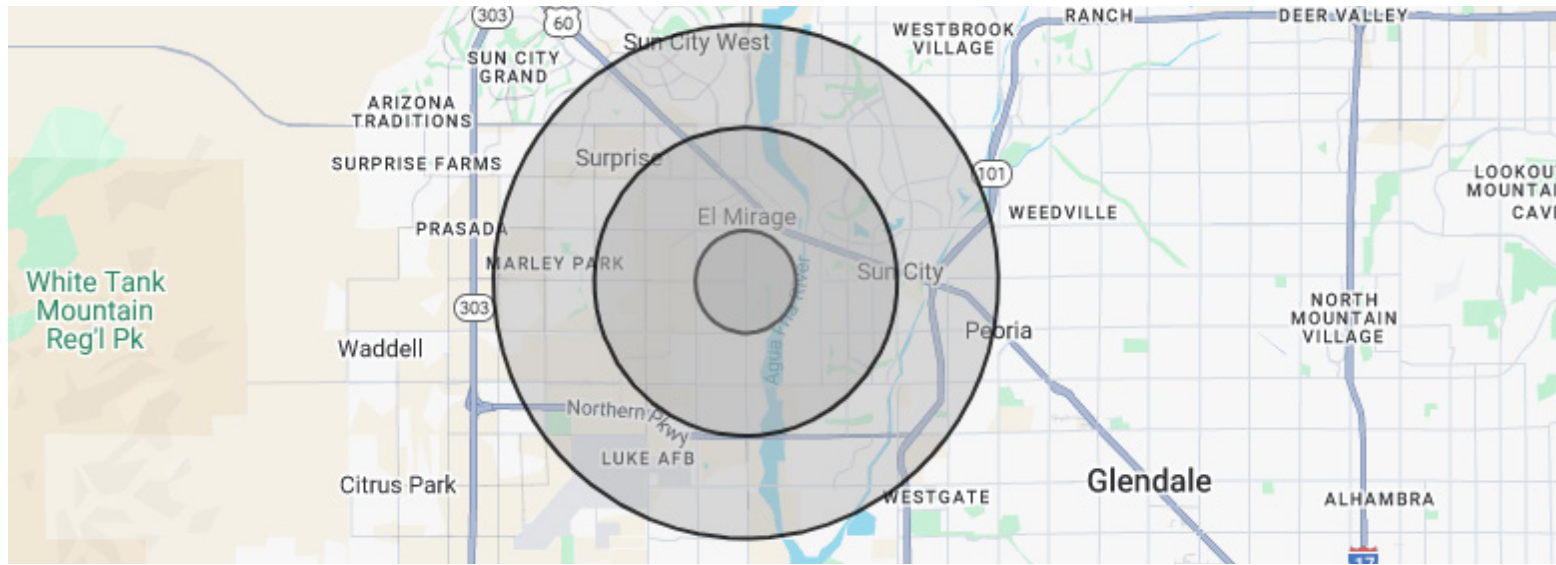
N Dysart Rd: $\pm 12,460$ VPD
W Peoria Ave: $\pm 6,304$ VPD





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DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2029 Projection	72,989	202,900	995,974
Current Year	67,153	186,796	915,185
2020 Population	63,922	178,294	864,070
Growth Current Year - 2029	1.7%	1.7%	1.8%
Growth 2020 - Current Year	1.3%	1.2%	1.5%

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2029 Projection	23,742	75,190	359,113
Current Year	21,823	69,113	329,410
2020 Population	20,923	66,240	311,615
Growth Current Year - 2029	1.8%	1.8%	1.8%
Growth 2020-Current Year	1.3%	1.2%	1.5%

INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$82,043	\$81,527	\$88,675
Median Household Income	\$71,949	\$66,979	\$71,221



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