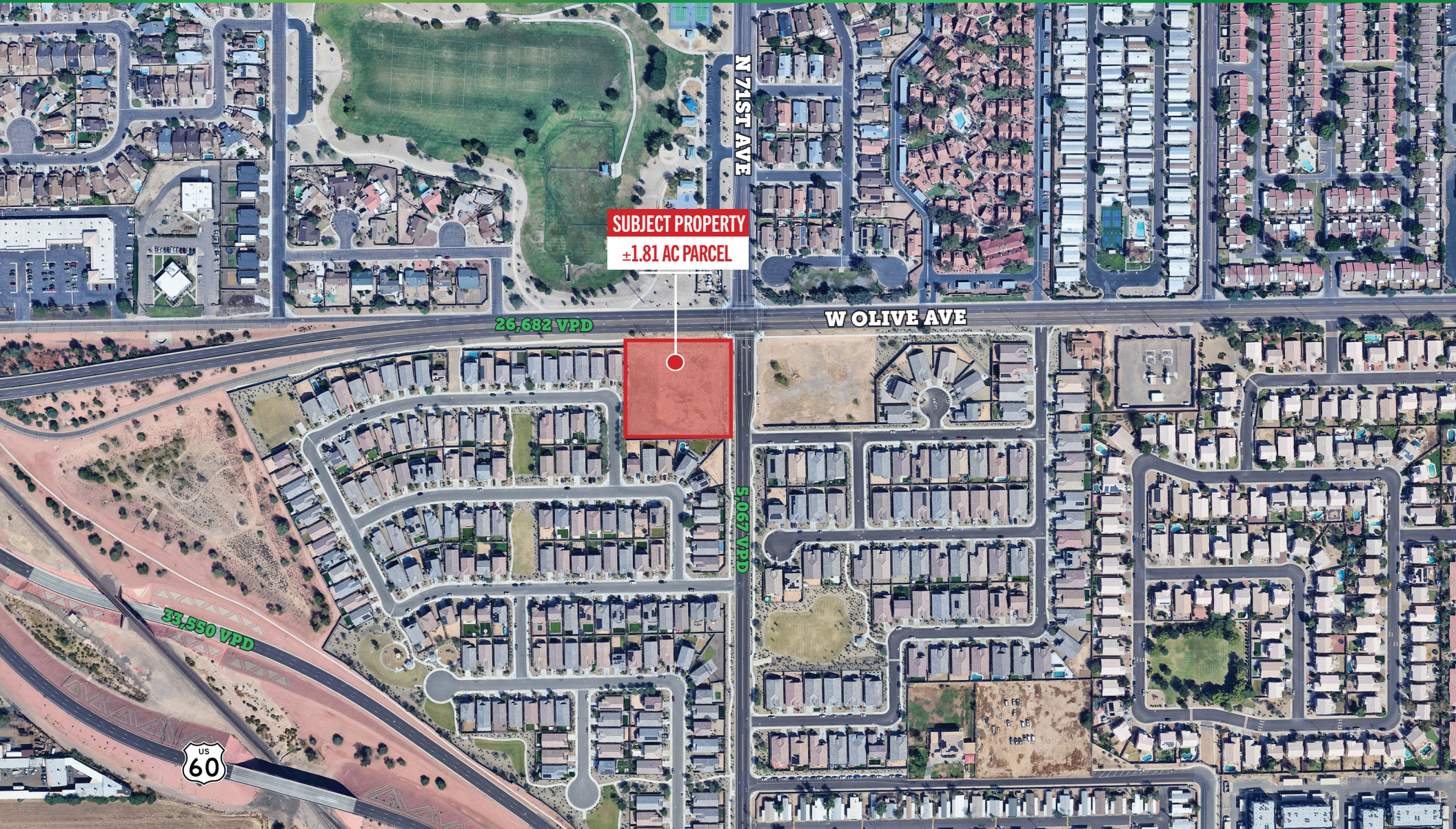


PEORIA LAND

±1.81 AC PARCEL AVAILABLE **FOR SALE OR GL**
SWC 71st Ave & Olive Ave | Peoria, AZ



BRANDON VASQUEZ
Cell: (480) 620-4738
brandon.vasquez@dpcr.com

AUSTIN PAYNE
Cell: (480) 322-4264
austin.payne@dpcr.com

MATT PERGOLA
Cell: (602) 579-7655
mattp@dpcr.com

7339 E. McDonald Dr.
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcr.com

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- ±1.81 Acre parcel available for sale or ground lease
- Zoned C-2 in Peoria
- Multiple connecting points to the US-60
- Terrible's gas station across the street opening in Q1 2026
- Excellent traffic counts on Olive Avenue
- Dense trade area
- Signalized hard corner



DEMOGRAPHICS 2025



POPULATION

1 MILE	17,715
3 MILE	159,911
5 MILE	414,239



HOUSEHOLDS

1 MILE	6,387
3 MILE	55,912
5 MILE	149,658



AVG HH INCOME

1 MILE	\$82,582
3 MILE	\$94,602
5 MILE	\$92,928



MEDIAN HOME VALUE

1 MILE	\$338,950
3 MILE	\$372,778
5 MILE	\$368,535



DAYTIME POPULATION

1 MILE	8,373
3 MILE	75,869
5 MILE	212,607



TOTAL BUSINESSES

1 MILE	309
3 MILE	4,205
5 MILE	11,807

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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