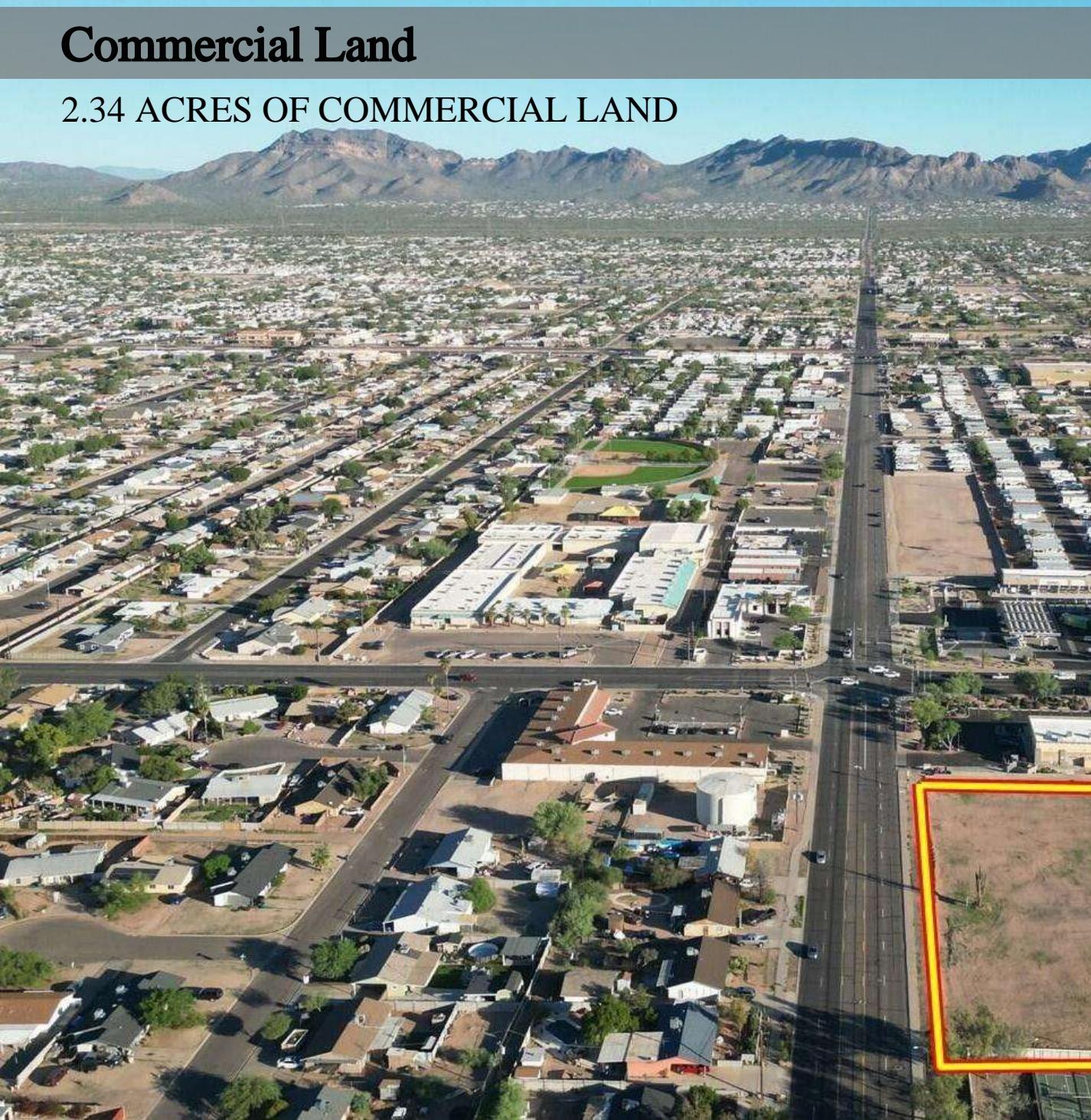


Commercial Land

2.34 ACRES OF COMMERCIAL LAND



OFFERING MEMORANDUM

Prepared by:

Jason Miszuk
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935 S Ironwood Dr
Apache Junction, AZ 85120

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COMMERCIAL REAL ESTATE | EST. 2005
ONE | REALTY ONE GROUP 

Commercial Land

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Advisor Profile

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COMMERCIAL LAND



01

Executive Summary

Investment Summary

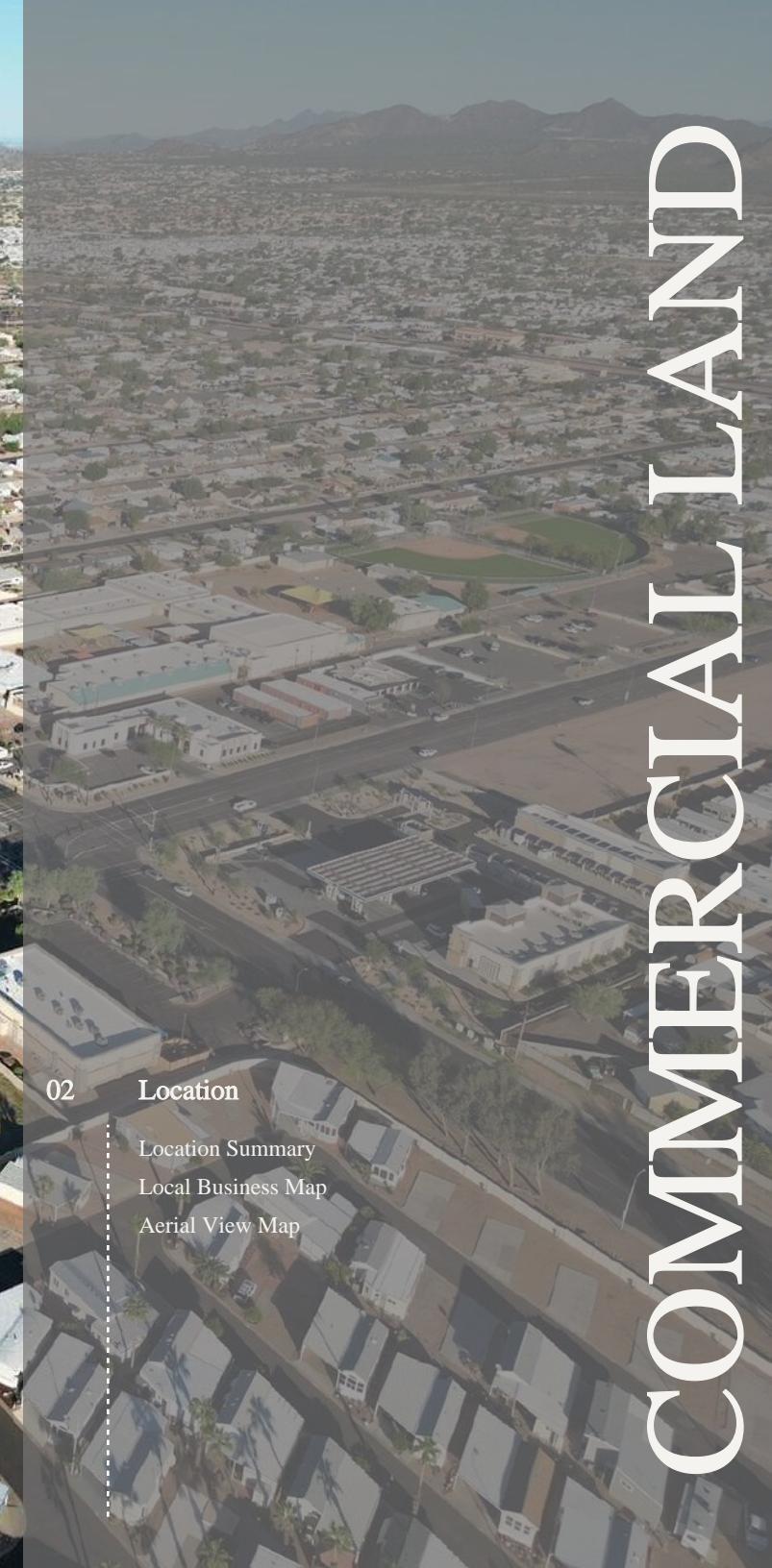
OFFERING SUMMARY

ADDRESS	935 S Ironwood Dr Apache Junction AZ 85120
COUNTY	Maricopa
PRICE	\$875,000
PRICE PSF	\$8.58
LAND SF	101,930 SF
LAND ACRES	2.34
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	General Commercial
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,619	65,009	138,502
2025 Median HH Income	\$60,808	\$67,594	\$76,642
2025 Average HH Income	\$78,581	\$87,120	\$101,641

- Limited competing land supply in the immediate corridor, enhancing long-term property value
- Ideal for investors or developers seeking a well-located site
- Strong traffic counts

COMMERCIAL LAND



02

Location

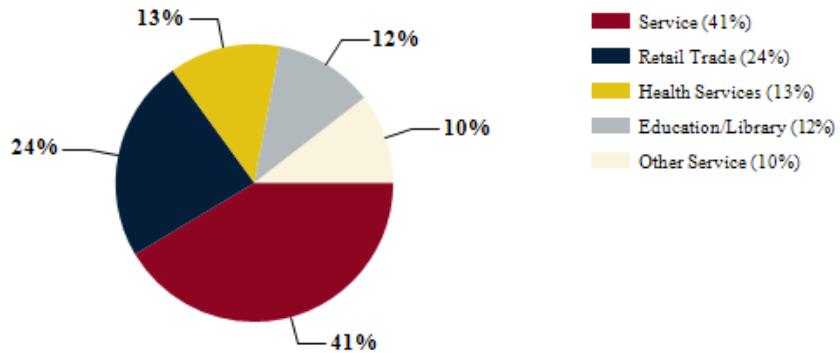
Location Summary
Local Business Map
Aerial View Map



Commercial Land | Location

- Prime infill location
- Frontage on Ironwood Dr for maximum visibility
- Excellent highway access to US-60 and Loop 202
- High traffic counts along Ironwood Dr and W. Broadway Rd
- Unmatched demographics within a five-mile radius, supporting long-term demand

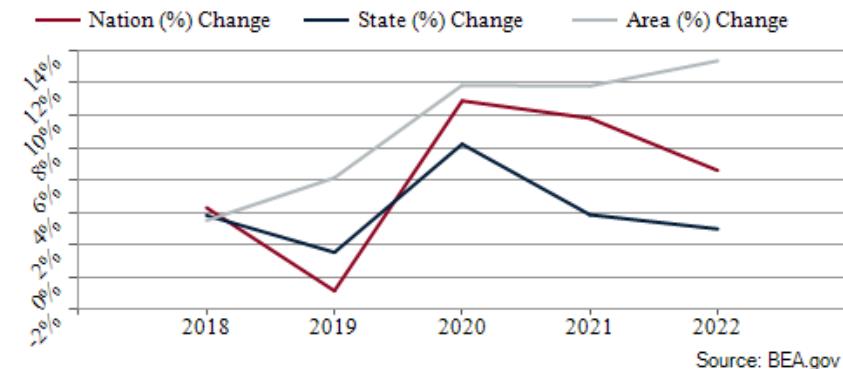
Major Industries by Employee Count

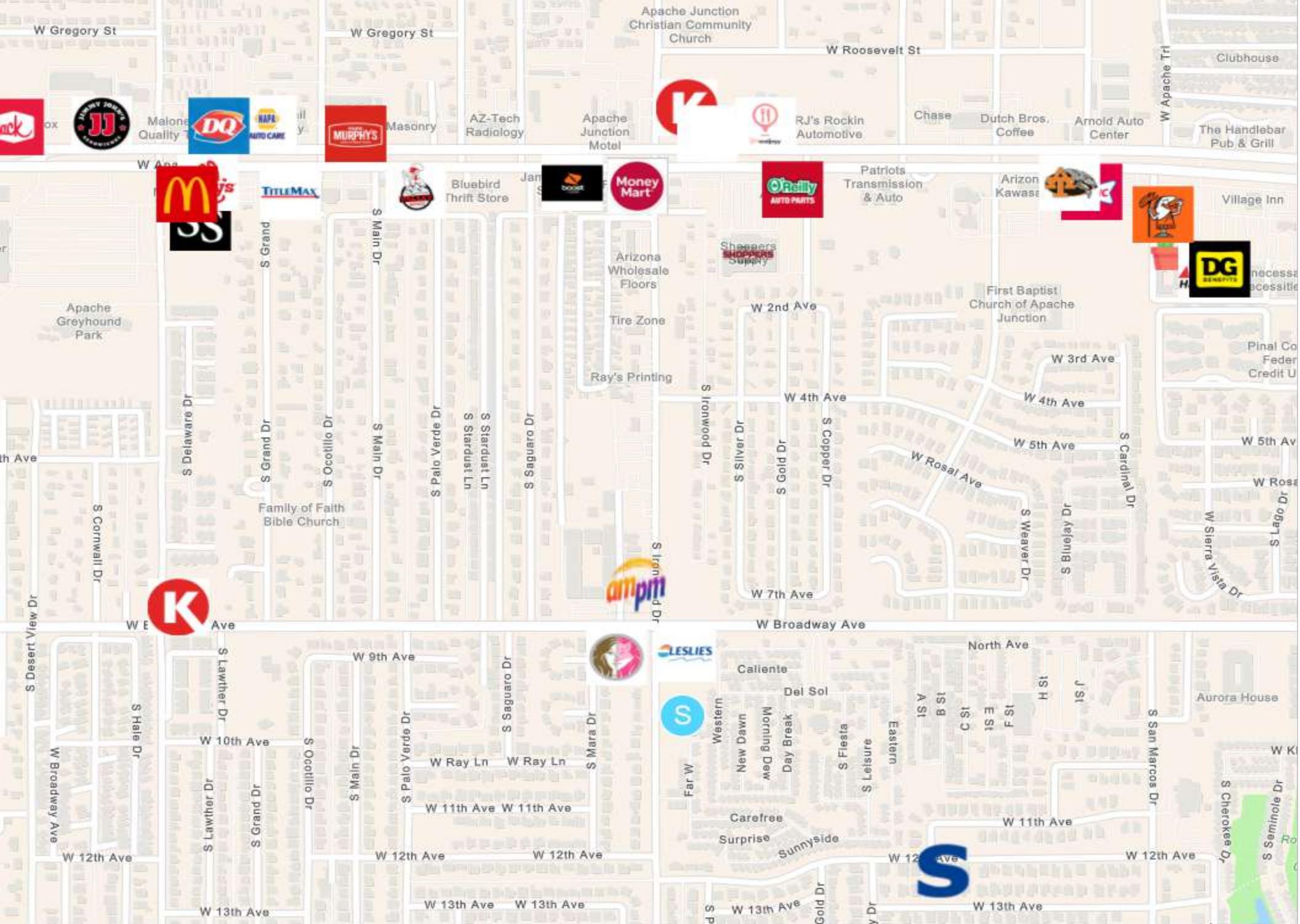


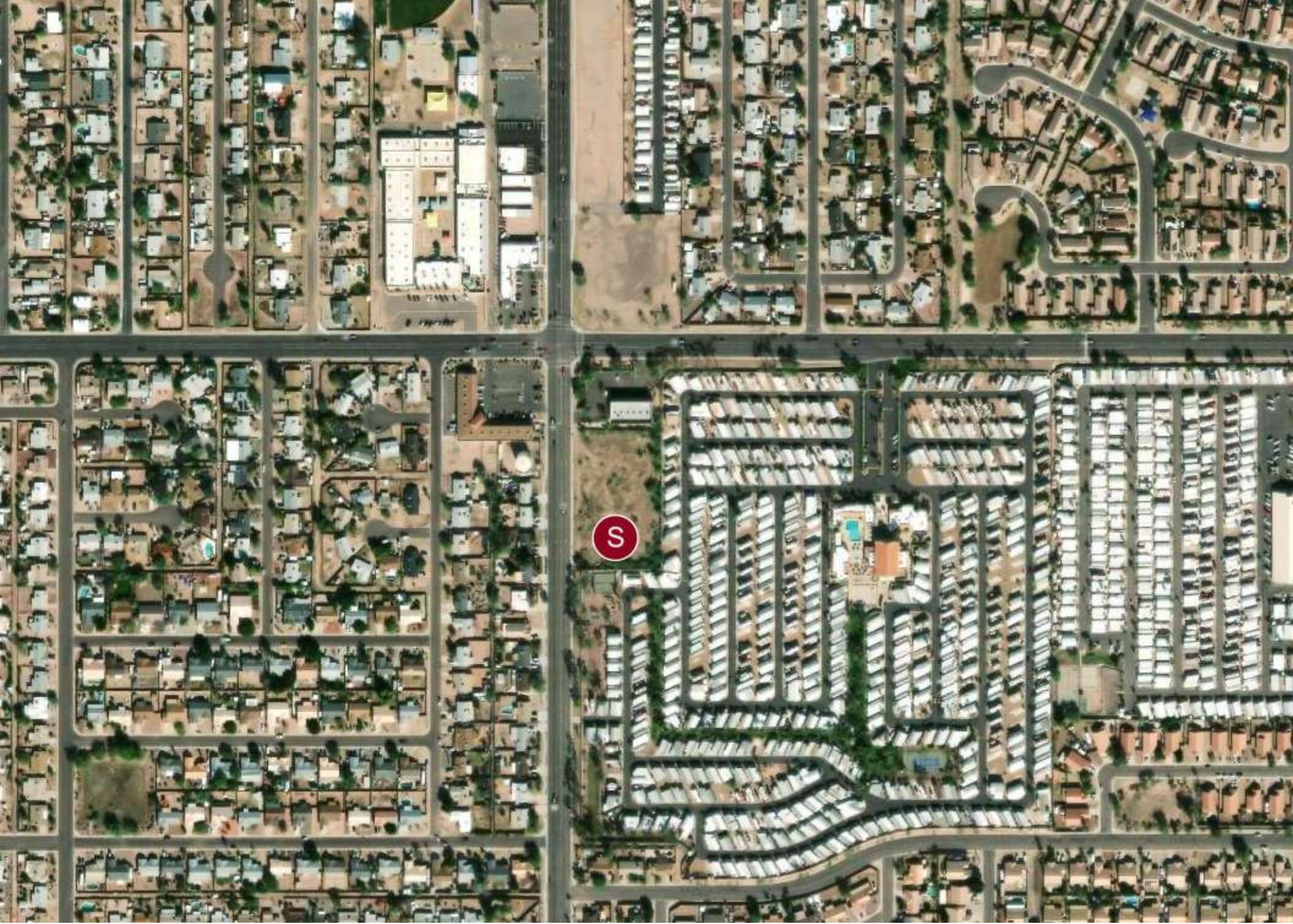
Largest Employers

Banner Health	27,650
State of Arizona	23,950
Walmart	16,870
Fry's Food Stores	15,170
Wells Fargo	13,790
Maricopa County	13,350
City of Phoenix	12,190
Intel Corporation	11,410

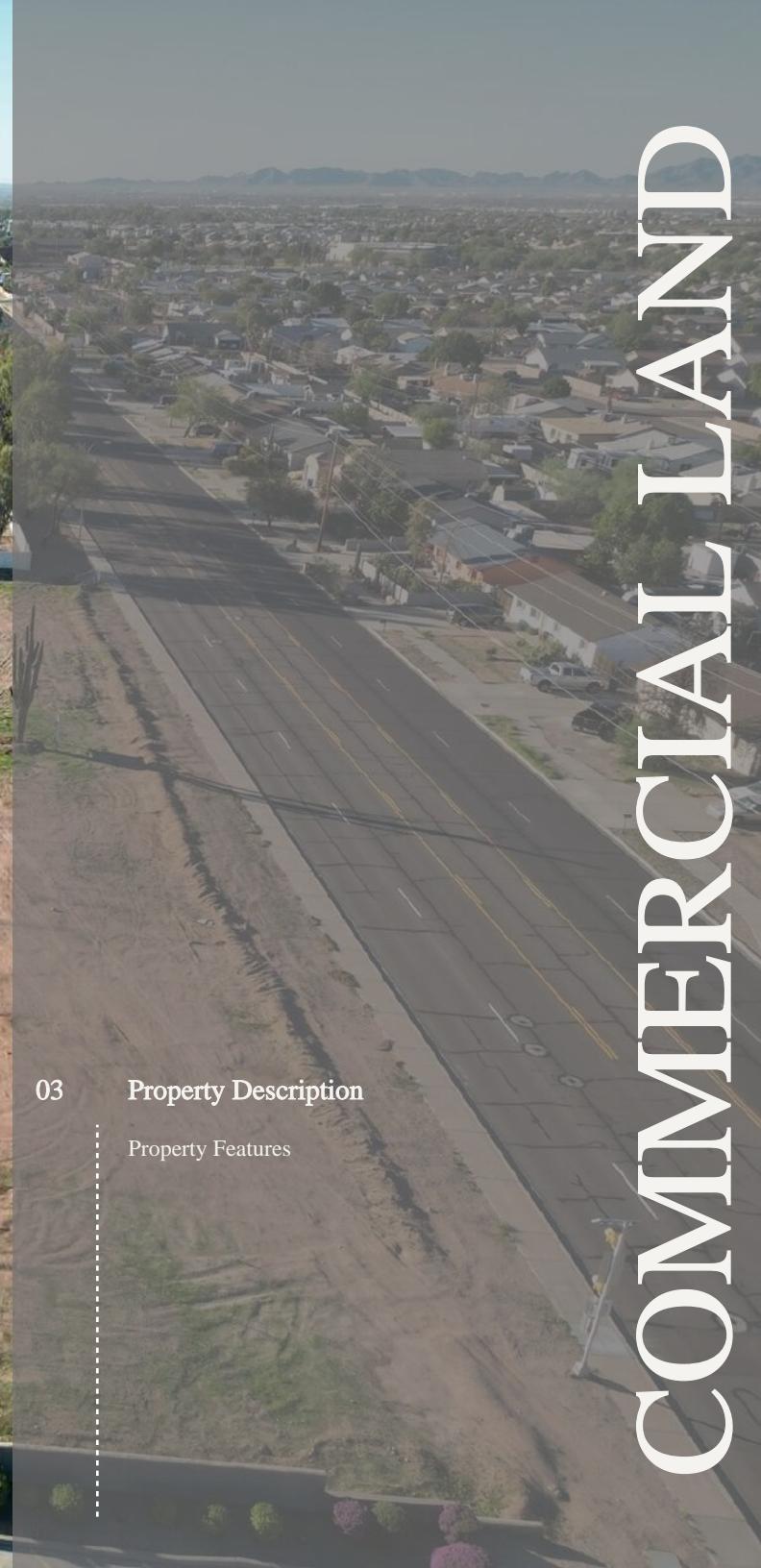
Pinal County GDP Trend







COMMERCIAL LAND



03

Property Description

Property Features



PROPERTY FEATURES

LAND SF	101,930
LAND ACRES	2.34
# OF PARCELS	1
ZONING TYPE	General Commercial
TOPOGRAPHY	Level
LOT DIMENSION	Irregular
TRAFFIC COUNTS	25,000-35,000

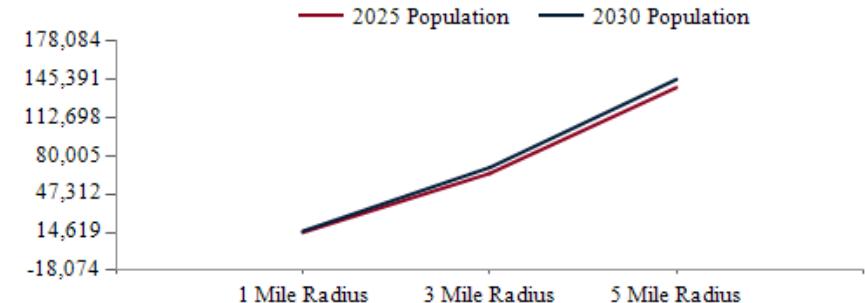
COMMERCIAL LAND

04 Demographics

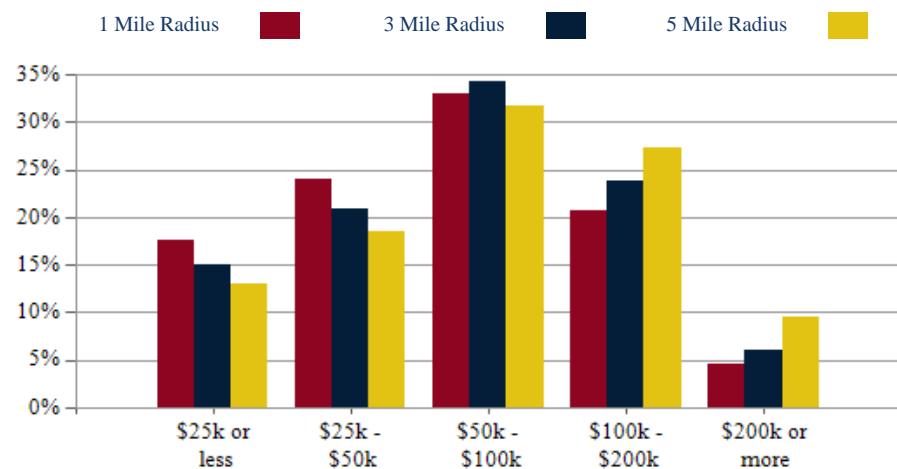
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,662	47,464	80,968
2010 Population	13,419	59,877	119,683
2025 Population	14,619	65,009	138,502
2030 Population	15,660	70,028	145,391
2025 African American	163	1,292	3,294
2025 American Indian	189	1,018	1,970
2025 Asian	201	1,038	2,735
2025 Hispanic	3,259	12,942	28,197
2025 Other Race	1,514	5,221	11,106
2025 White	11,117	49,798	104,031
2025 Multiracial	1,416	6,509	15,033
2025-2030: Population: Growth Rate	6.95%	7.50%	4.90%

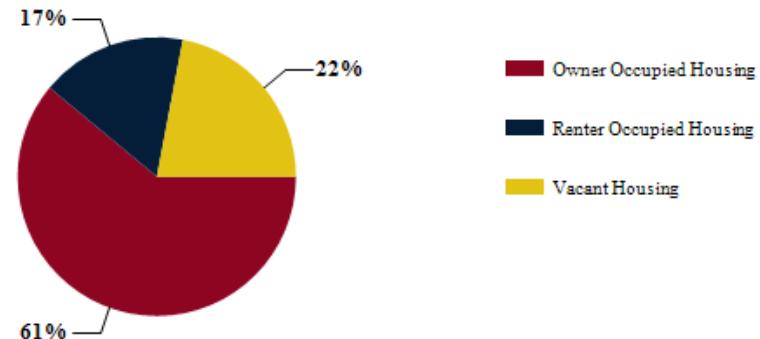
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	743	2,558	4,423
\$15,000-\$24,999	403	1,638	2,917
\$25,000-\$34,999	693	2,396	4,223
\$35,000-\$49,999	883	3,417	6,306
\$50,000-\$74,999	1,156	5,310	9,770
\$75,000-\$99,999	1,004	4,262	8,174
\$100,000-\$149,999	1,108	4,565	10,163
\$150,000-\$199,999	252	2,100	5,315
\$200,000 or greater	302	1,678	5,415
Median HH Income	\$60,808	\$67,594	\$76,642
Average HH Income	\$78,581	\$87,120	\$101,641



2025 Household Income



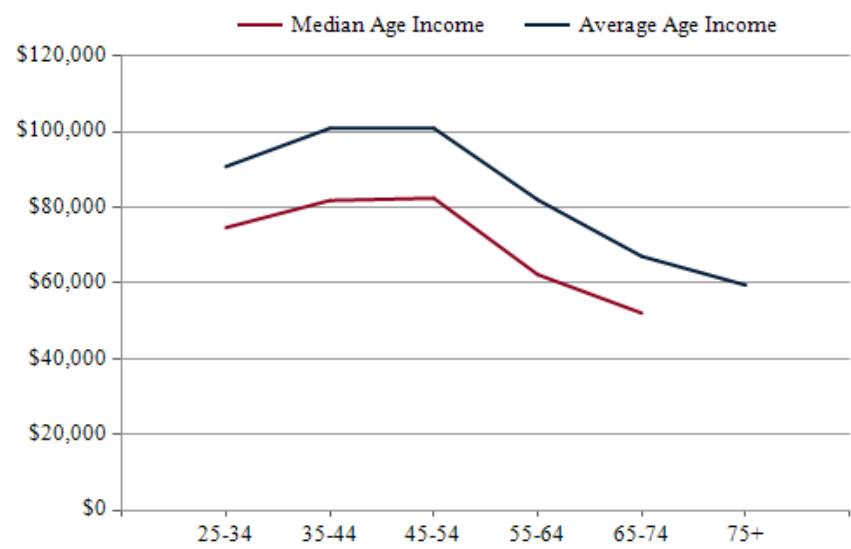
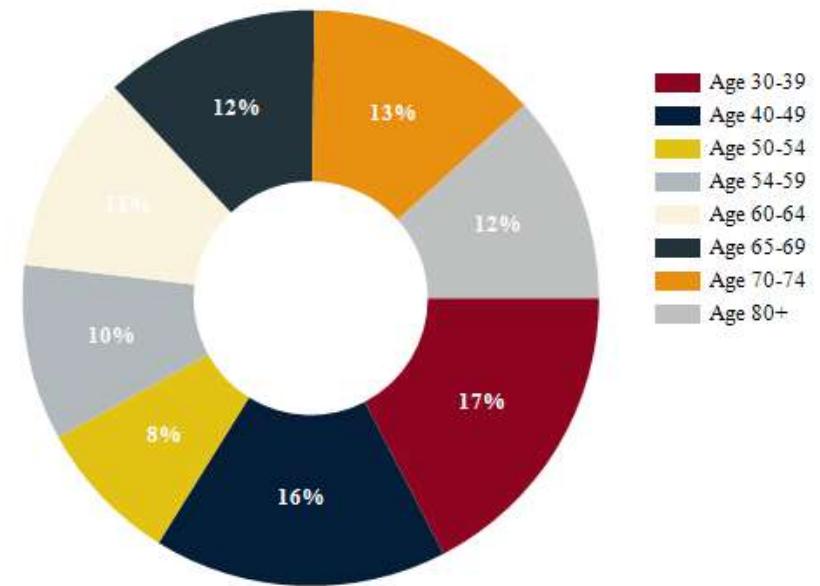
2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	775	3,620	7,716
2025 Population Age 35-39	826	3,467	7,497
2025 Population Age 40-44	785	3,396	7,585
2025 Population Age 45-49	732	3,078	7,113
2025 Population Age 50-54	749	3,556	7,940
2025 Population Age 55-59	910	3,969	8,401
2025 Population Age 60-64	1,033	4,551	9,578
2025 Population Age 65-69	1,117	4,858	9,903
2025 Population Age 70-74	1,207	5,060	9,971
2025 Population Age 75-79	1,077	4,526	8,787
2025 Population Age 80-84	782	3,231	5,971
2025 Population Age 85+	595	2,272	4,064
2025 Population Age 18+	12,304	53,668	112,555
2025 Median Age	51	49	47
2030 Median Age	52	49	48

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,676	\$82,984	\$91,536
Average Household Income 25-34	\$90,826	\$101,745	\$116,549
Median Household Income 35-44	\$81,855	\$90,808	\$104,174
Average Household Income 35-44	\$100,920	\$112,567	\$131,898
Median Household Income 45-54	\$82,469	\$89,239	\$102,784
Average Household Income 45-54	\$100,952	\$111,145	\$130,332
Median Household Income 55-64	\$62,275	\$74,570	\$84,446
Average Household Income 55-64	\$82,024	\$94,957	\$112,209
Median Household Income 65-74	\$52,077	\$55,561	\$62,144
Average Household Income 65-74	\$67,092	\$74,564	\$85,535
Average Household Income 75+	\$59,486	\$62,336	\$65,835

Population By Age



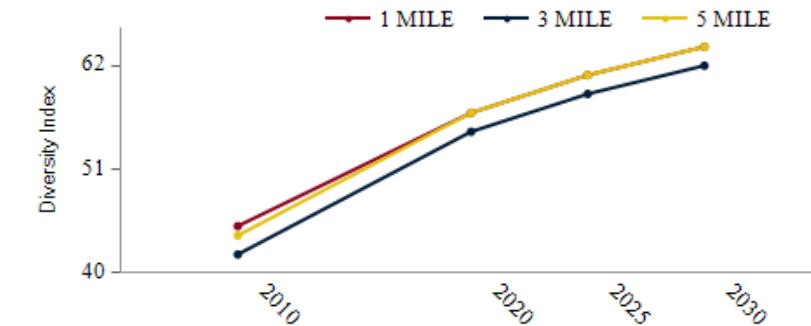
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	62	64
Diversity Index (current year)	61	59	61
Diversity Index (2020)	57	55	57
Diversity Index (2010)	45	42	44

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	2%
American Indian	1%	1%	1%
Asian	1%	1%	2%
Hispanic	18%	17%	17%
Multiracial	8%	8%	9%
Other Race	8%	7%	7%
White	62%	64%	63%

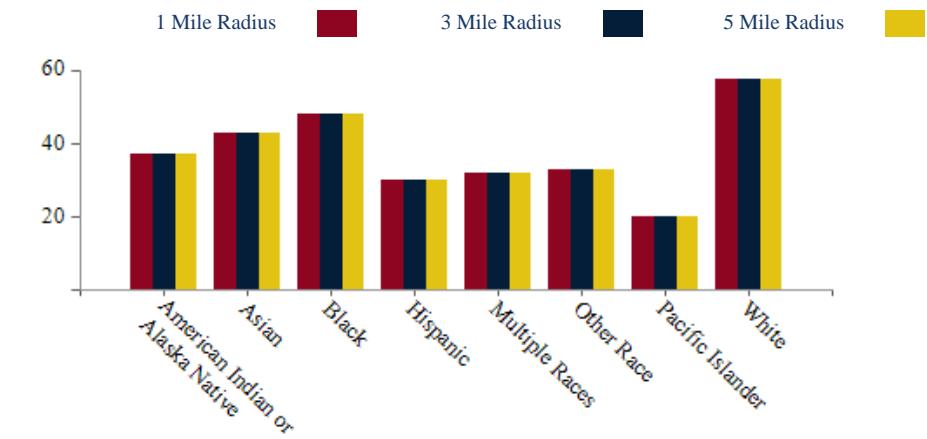
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	36	35
Median Asian Age	43	44	43
Median Black Age	48	40	38
Median Hispanic Age	30	29	29
Median Multiple Races Age	32	31	30
Median Other Race Age	33	32	32
Median Pacific Islander Age	20	28	31
Median White Age	58	55	53

2025 MEDIAN AGE BY RACE



COMMERCIAL LAND

05 Company Profile

Advisor Profile



Jason Miszuk
Commercial Real Estate

Jason Miszuk began his career in Phoenix real estate in 2005, shortly after graduating from Barrett the Honors College at Arizona State University with concurrent degrees in Finance and Management. He has been practicing commercial real estate for 19 years and has been building on his sterling reputation and considerable experience. Jason joined Realty One Group in 2010, where he specializes commercial real estate including sales of retail, office, industrial, medical, self-storage, land disposition, all types of commercial leasing, complex residential and self-storage land development, apartment dispositions, and single-family residence.

Jason's high level of loyalty and integrity resonates with buyers and sellers as he approaches each real estate transaction with enthusiasm and intellect. Filled with positive personality, his genuine enthusiasm is evident in every aspect of his business and personal relationships with clients. His vast knowledge of Phoenix's multifaceted market and close attention to detail complement his collaborations with clients and other real estate agents. Jason's client base is largely repeat buyers and sellers and their referrals. Jason has received has C.C.I.M. (Certified Commercial Investment Member) designation, the highest commercial real estate designation. A CCIM is a recognized expert in the commercial and investment real estate industry having closed a minimum of \$50 million dollars of investment sales and leasing transactions.

Jason is a graduate of Brophy College Preparatory in Phoenix Arizona, graduate of Western International University (MBA), a Rapport International Leadership Graduate, Delta Sigma Phi alumni, and graduate of Arizona State University Barrett Honors College with concurrent degrees in Finance and Management. He is a father to three boys and a legal guardian to a wonderful 22-year girl. He is also a pleasure to work with.

Please view his Youtube channel and website to learn more.

Website
www.jasonmiszuk.com

Youtube Channel
<https://www.youtube.com/@jasonmiszuk>