

SEC COTTON LANE & OLIVE AVENUE

8925 N COTTON LANE, WADDELL, AZ 85355

KENT BAKER

480.729.6825
kbaker@citytocitycre.com

RICK JELLIES

480.557.7771
rjellies@citytocitycre.com

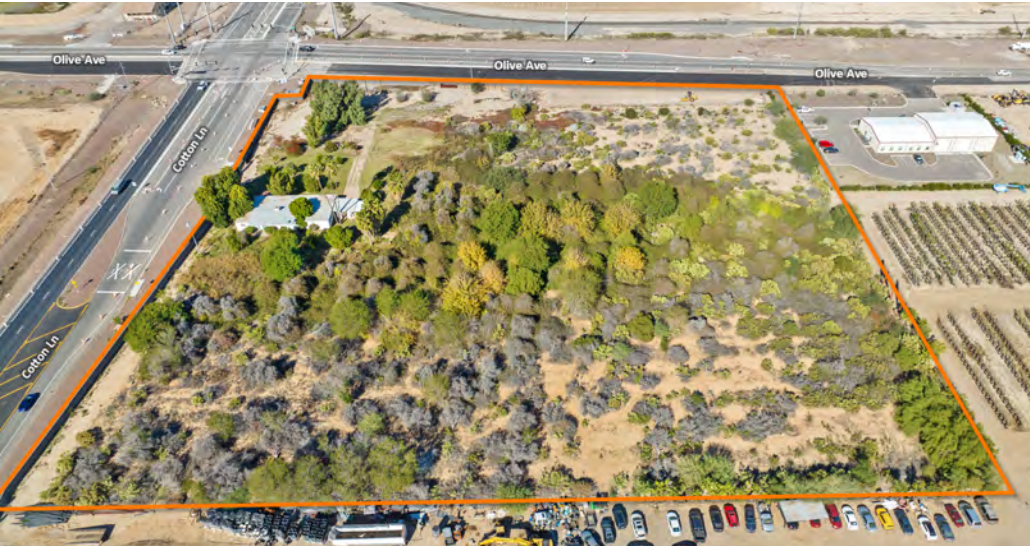
ADAM MOSBRUCKER

623.670.9052
amosbrucker@citytocitycre.com

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

OFFERING SUMMARY

LAND | FOR SALE



PROPERTY DESCRIPTION

- Cotton Lane & Olive Avenue are fully improved
- Prime location near 303
- Multiple subdivisions under development in the near area
- Curb cuts on both Cotton & Olive
- Citrus grove with a beautiful home on the property
- Streets are 4 lanes with a median
- C-3 zoning on the corner allows a variety of commercial uses

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	+/- 7.29 Acres
APN:	501-05-006H
Zoning:	RU-43 & C-3
Glendale General Plan:	Regional Mixed Use
Off-sites:	All curb, gutter, sidewalks are installed (Estimated value of off-site improvements are \$2/SF)
Water:	EPCOR
Sewer:	EPCOR (by expansion of CC&N)
Power:	APS

KENT BAKER

480.729.6825
kbaker@citytocitycre.com

RICK JELLIES

480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER

623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

NORTH VIEW AERIAL

LAND | FOR SALE



KENT BAKER
480.729.6825
kbaker@citytocitycre.com

RICK JELLIES
480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

EAST VIEW AERIAL

LAND | FOR SALE



KENT BAKER
480.729.6825
kbaker@citytocitycre.com

RICK JELLIES
480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

SOUTH VIEW AERIAL

LAND | FOR SALE



KENT BAKER
480.729.6825
kbaker@citytocitycre.com

RICK JELLIES
480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

WEST VIEW AERIAL

LAND | FOR SALE



KENT BAKER
480.729.6825
kbaker@citytocitycre.com

RICK JELLIES
480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

NEARBY RETAIL

LAND | FOR SALE



KENT BAKER
480.729.6825
kbaker@citytocitycre.com

RICK JELLIES
480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

NEARBY EMPLOYMENT

LAND | FOR SALE



KENT BAKER
480.729.6825
kbaker@citytocitycre.com

RICK JELLIES
480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

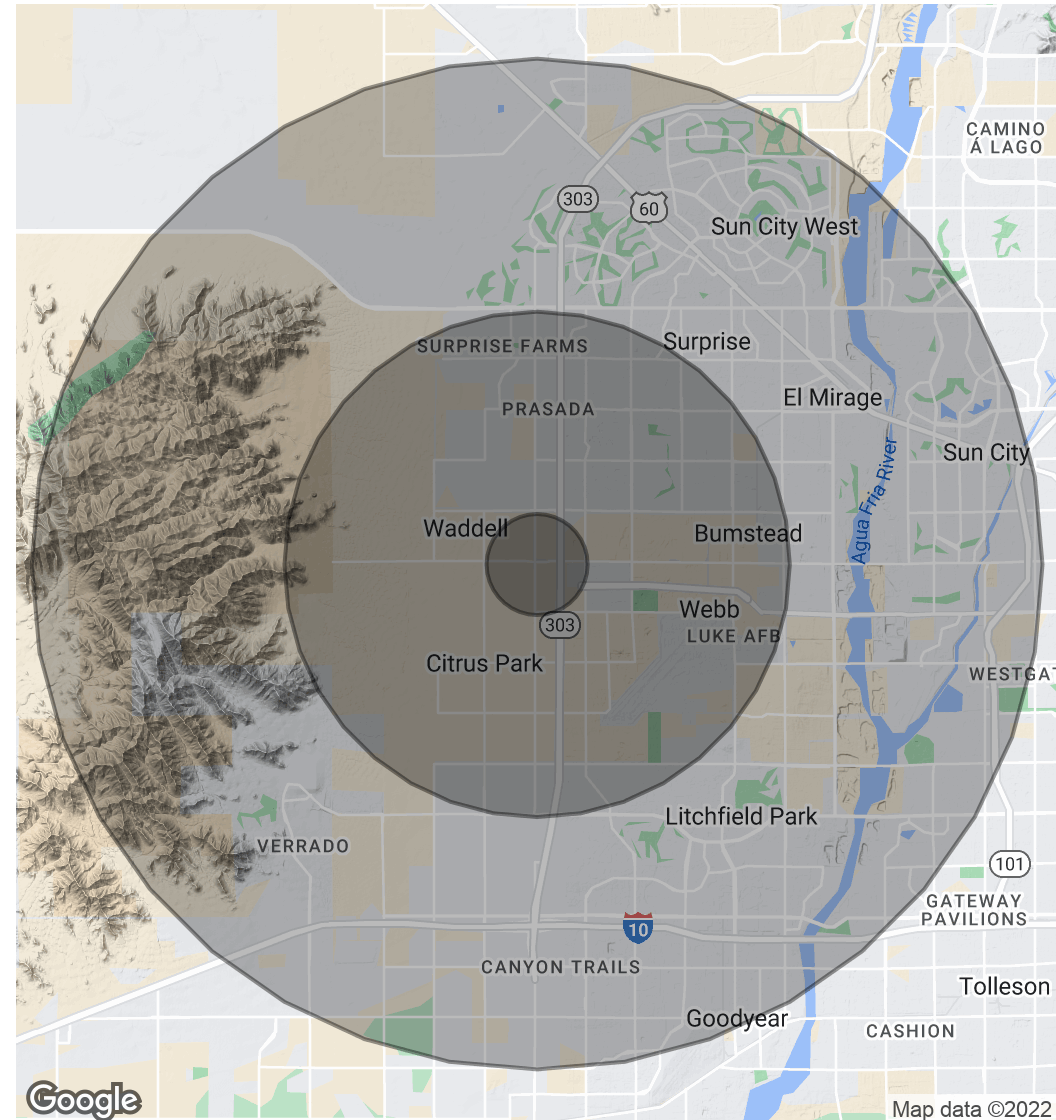
DEMOGRAPHICS MAP & REPORT

LAND | FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	931	65,437	351,484
Average Age	30.4	29.9	39.1
Average Age (Male)	31.6	29.9	38.3
Average Age (Female)	28.8	29.8	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	281	20,207	130,255
# of Persons per HH	3.3	3.2	2.7
Average HH Income	\$94,616	\$78,083	\$68,750
Average House Value		\$259,647	\$265,850

* Demographic data derived from 2020 ACS - US Census



KENT BAKER
480.729.6825
kbaker@citytocitycre.com

RICK JELLIES
480.557.7771
rjellies@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com