

# OPPORTUNITY ZONE RESIDENTIAL LAND

Available in Apache Junction | ± 5 Acres

SEC Colt Road and 2nd Avenue | Apache Junction, Arizona 85119

Sale Price:	Call for Pricing
Parcel/APN:	101200090
Lot Size:	± 5 Acres
Zoning:	RS-GR



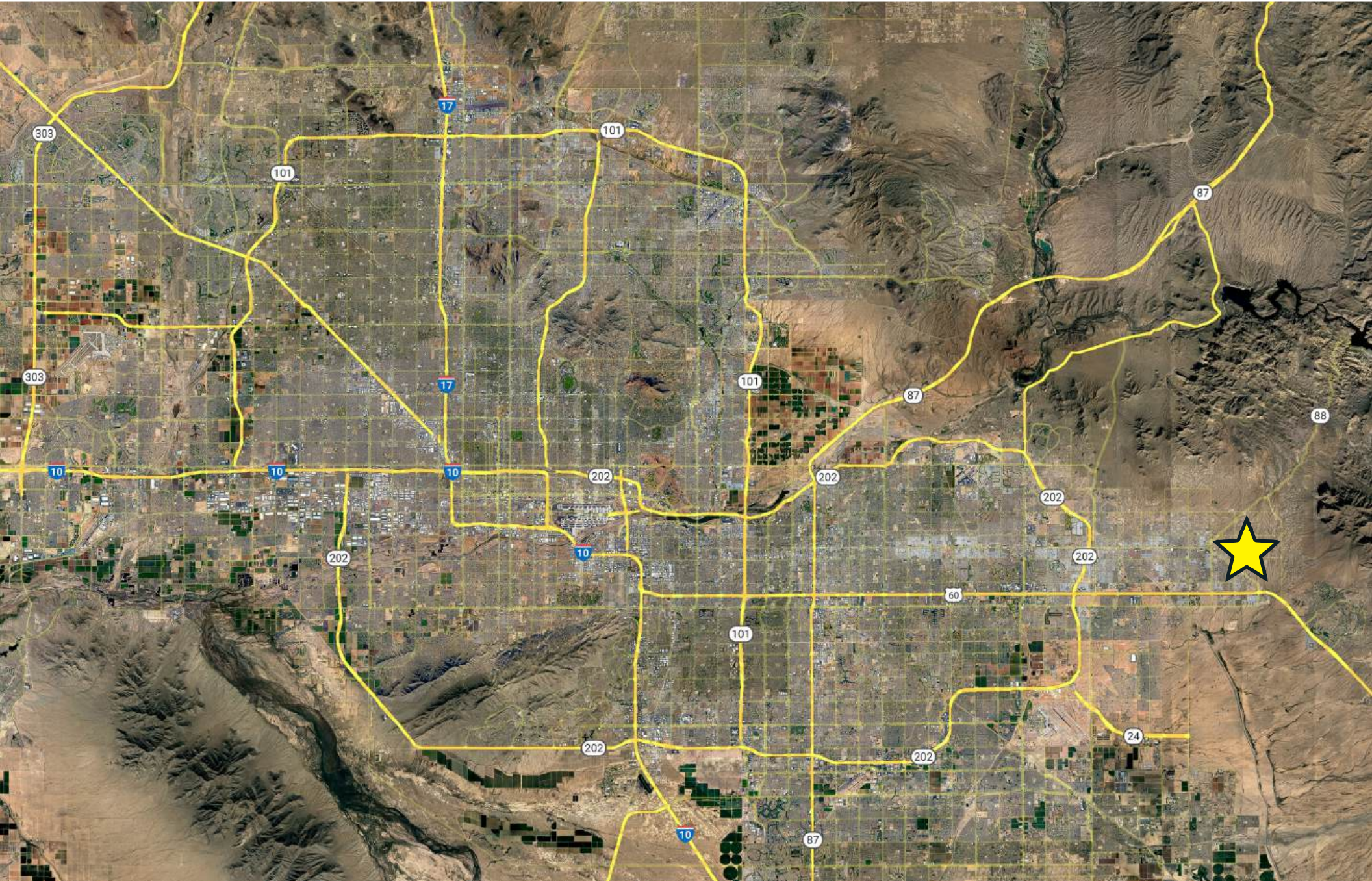
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# PROXIMITY MAP - PHOENIX MSA

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119





# AREA OVERVIEW - APACHE JUNCTION

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119

## APACHE JUNCTION

Apache Junction is a city in the Pinal and Maricopa counties of the state of Arizona. As of a 2021 census, the population was 39,981. The city is named for the junction of the Apache Trail and Old West Highway.

Apache Junction enjoys all of the benefits of being a member of a strong business friendly state and an economically advancing region. In addition to being #1 in the nation for entrepreneurial activity, Arizona ranks seventh lowest in average workers compensation costs, fifth lowest in property taxes, and second lowest in unemployment insurance tax. Arizona has created a minimalist regulatory environment, has the lowest corporate and individual income tax rates in the nation, and is poised and ready to meet needs for top talent with an abundant, talented and young workforce.

***“The Apache Trail combines the grandeur of the Alps, the glory of the Rockies, the magnificence of the Grand Canyon and then adds the indefinable something that none of the others have.”***

*- President Theodore Roosevelt*



# OPPORTUNITY ZONE - APACHE JUNCTION

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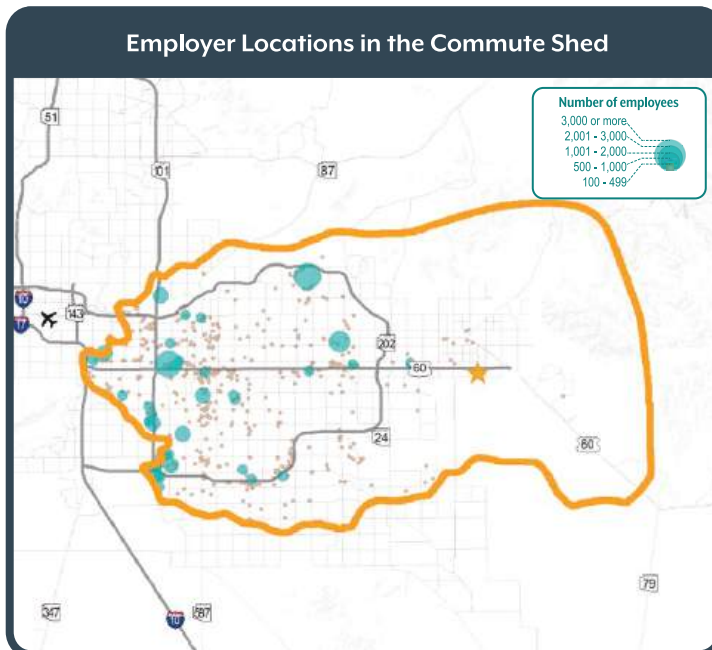
FIG 5.2

## Commute Shed Analytics

30 Minute A.M. Inbound Travel Time to  
Winchester Rd and Baseline Ave, Apache Junction



This report shows information for the area from which a worker can normally commute in 30 minutes or less to a location near Winchester Rd and Baseline Ave, Apache Junction on a weekday morning. The boundary is referred to as a commute shed.



## Employers

### in the Commute Shed

The map to the left shows the locations of each employer with five or more employees within the commute shed. The size of the dot indicates the size of the employer based on its total number of employees.

13,790

Total Employers

348,600

Total Jobs

For employers with five or more employees

### Top Private Employers

### Jobs

Banner Health	10,500
Walmart	4,100
Frys Food Stores	3,800
The Boeing Company	3,600
Dignity Health	3,500
Freedom Financial Network	2,700
Go Daddy Software Inc	2,400
Home Depot	2,100
ABM Industries Inc	2,000
Nxp USA Inc	1,800

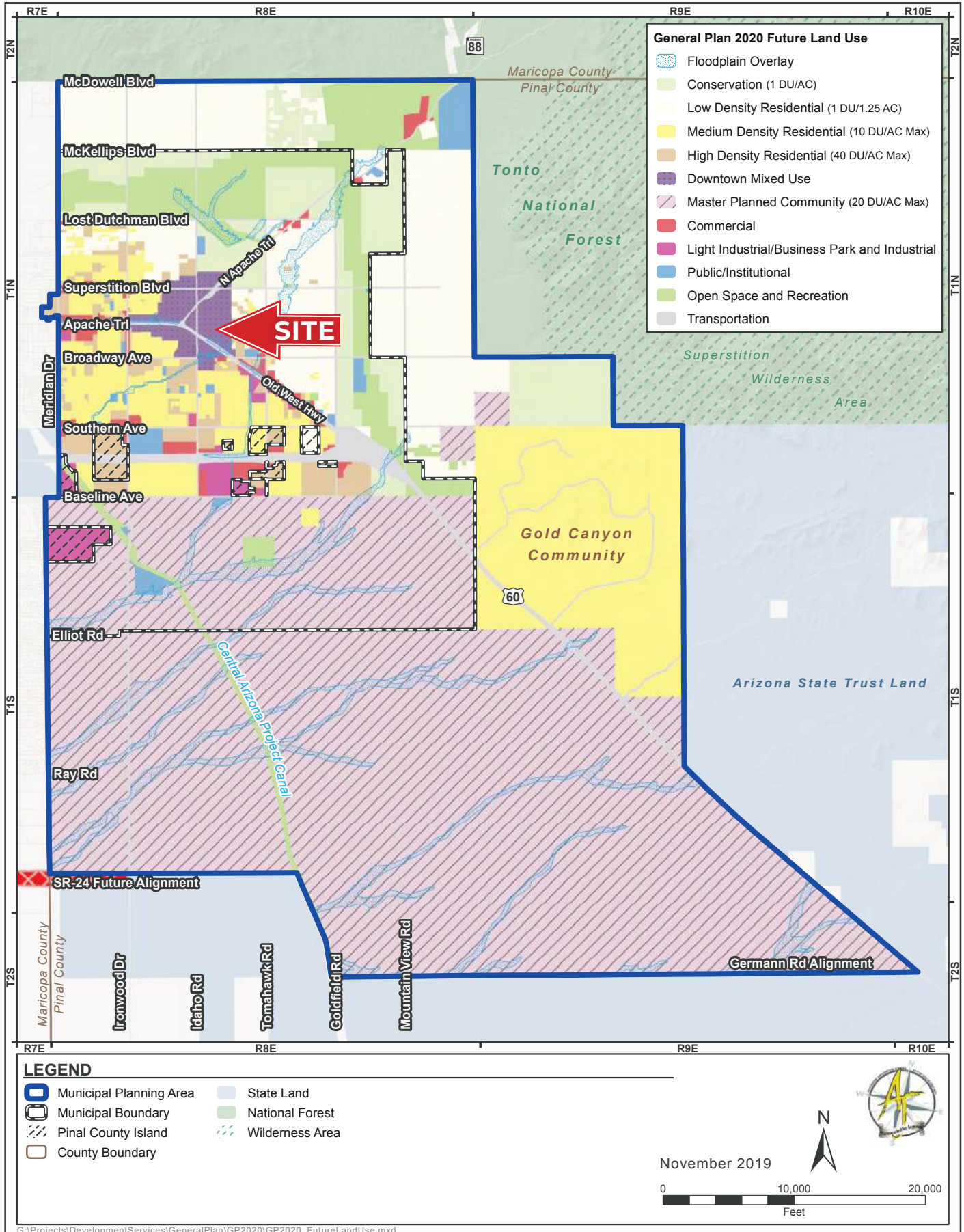
Source: 2018 MAG Employer Database

Does not include employers in the public or education sectors



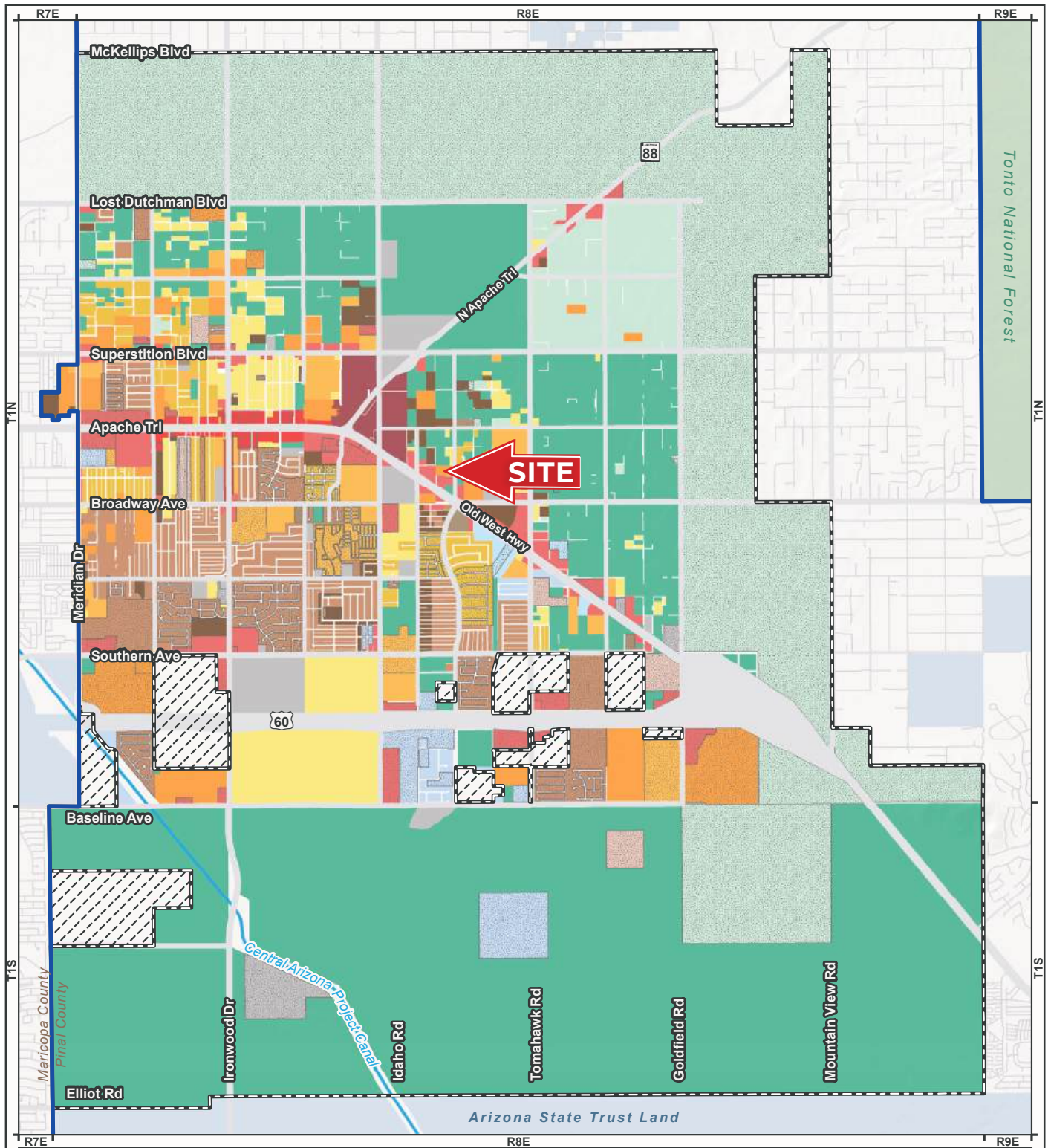
# FUTURE LAND USE - APACHE JUNCTION

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119



# ZONING DISTRICTS - APACHE JUNCTION

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119



## LEGEND

- |                         |  |       |     |     |
|-------------------------|--|-------|-----|-----|
| Municipal Planning Area | <b>Zoning District Codes (See Zoning Ordinance for Zoning District Descriptions)</b> |       |     |     |
| Municipal Boundary      | Planned Development Overlay  |       |     |     |
| Pinal County Island     | RS-GR  | RS-10 | RVP | B-2 |
| County Boundary         | RS-54  | RS-20 | MHP | B-3 |
| State Land              | RS-5   | RM-1  | PI  | B-4 |
| National Forest         | RS-7   | RM-2  | B-1 | B-5 |

November 2019

0 5,000 10,000  
Feet

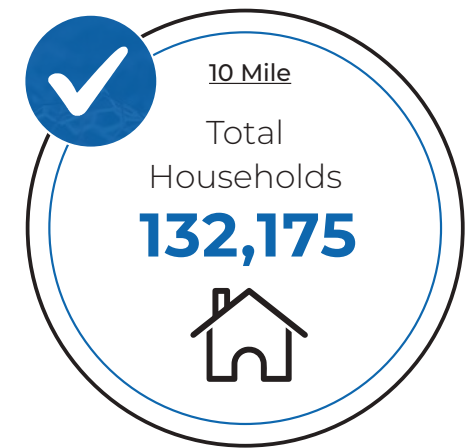
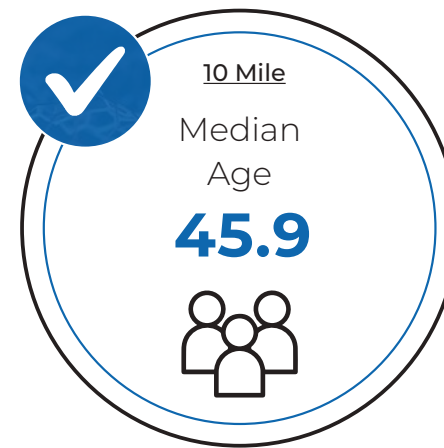
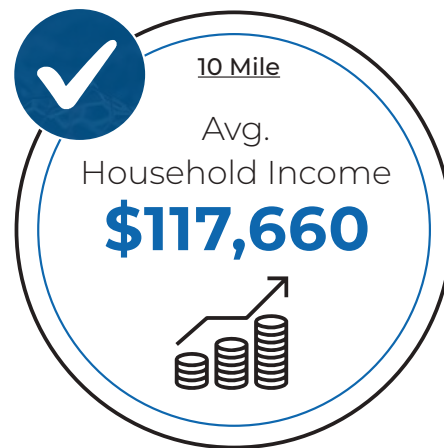
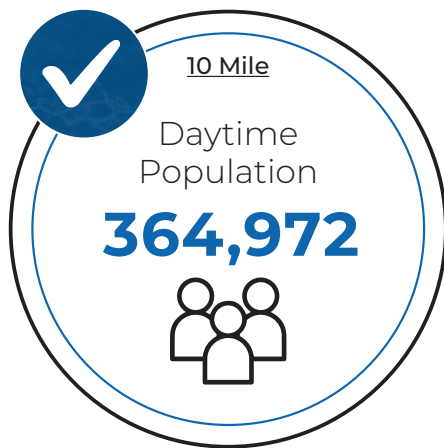
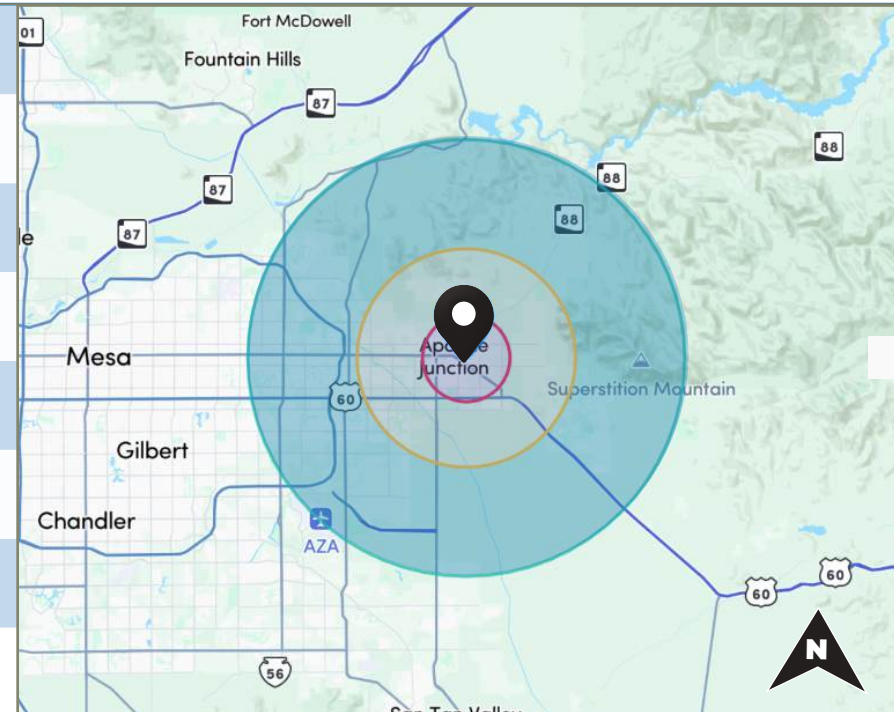


# DEMOGRAPHIC HIGHLIGHTS

SEC COLT ROAD AND 2ND AVENUE - APACHE JUNCTION, ARIZONA 85119

2024 SUMMARY (SitesUSA)	2 Mile	5 Mile	10 Mile
Daytime Population:	34,342	113,710	<b>364,972</b>
Residential Population:	30,413	101,930	315,445
2029 Proj. Residential Population:	34,614	110,989	335,046
Median Age:	47.7	47.7	<b>45.9</b>
Average Household Income:	\$87,926	\$100,066	<b>\$117,660</b>
Average Household Size:	2.2	2.3	2.4
Total Households:	13,972	44,589	<b>132,175</b>
Total Businesses:	705	2,123	7,997

## DEMOGRAPHIC RADIUS RINGS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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