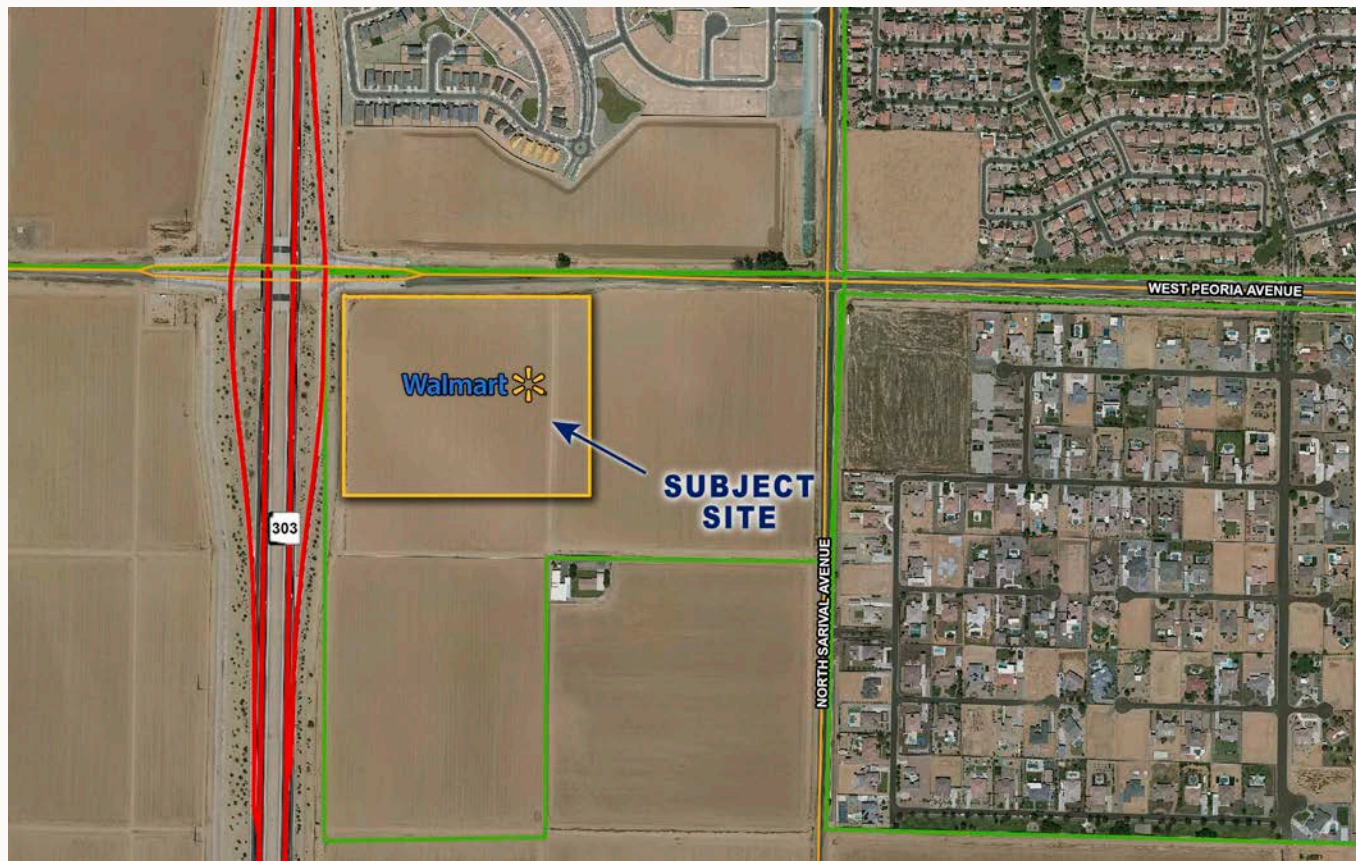


PARCEL ASSEMBLAGE FOR SALE

LOOP 303 FWY & PEORIA AVE / SEC, GLENDALE, AZ



OFFERED BY: FRONTERA DEVELOPMENT, LLC

2850 E CAMELBACK RD, #180, PHOENIX, AZ 85016

STEVE LENZ
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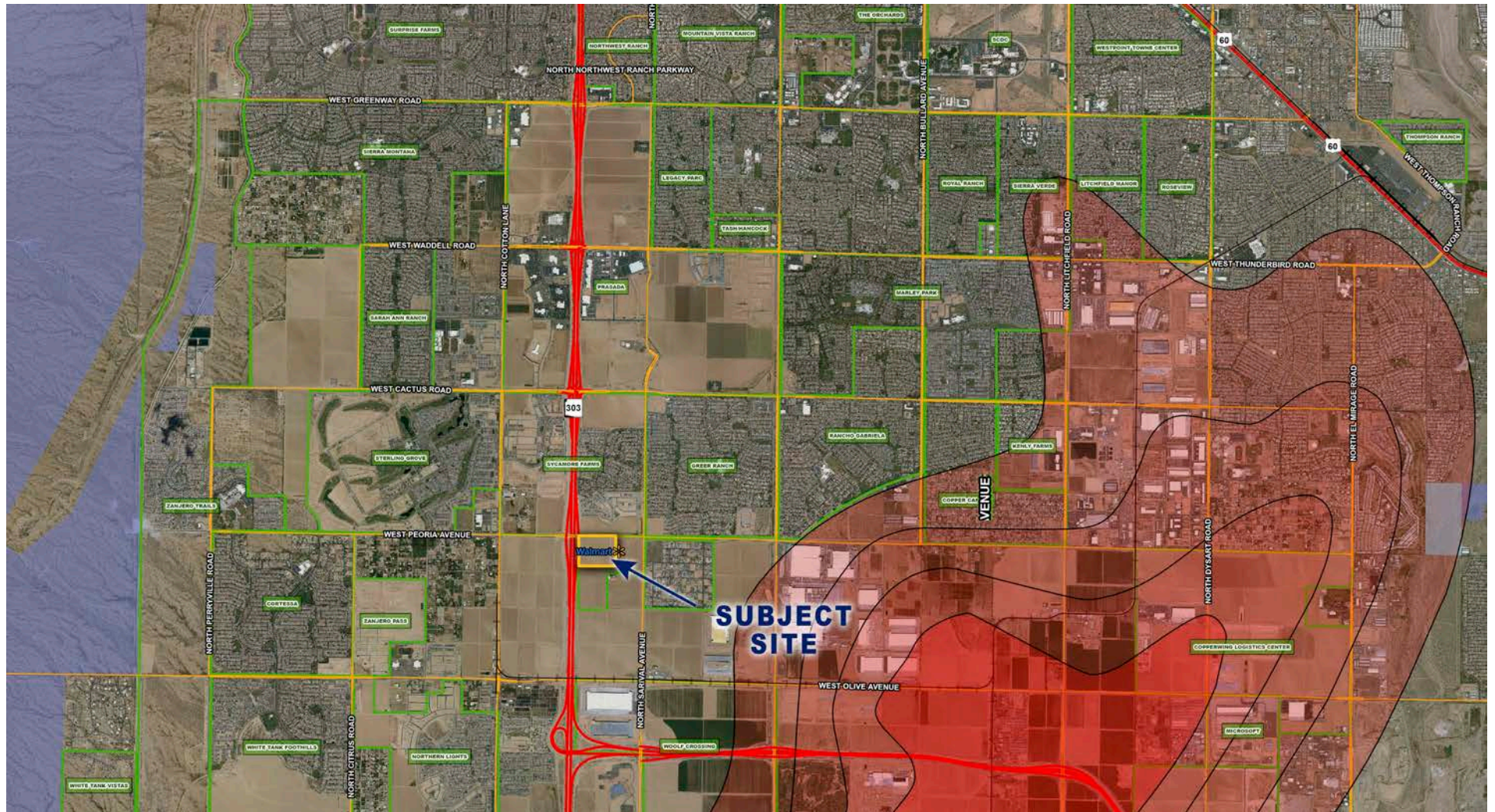
SITE SPECIFICATIONS

LOCATION / APNS:	SEC LOOP 303 FREEWAY & PEORIA AVENUE, GLENDALE, ARIZONA; APNS 501-06-012C, 501-06-011B, 501-06-011C
COUNTY:	MARICOPA
MUNICIPALITY:	GLENDALE, ARIZONA
ZONING:	PAD (PLANNED AREA DEVELOPMENT)
LOT SIZE:	±25.05 ACRES / ±1,091,204 SF
PRICE:	\$14.00 PSF

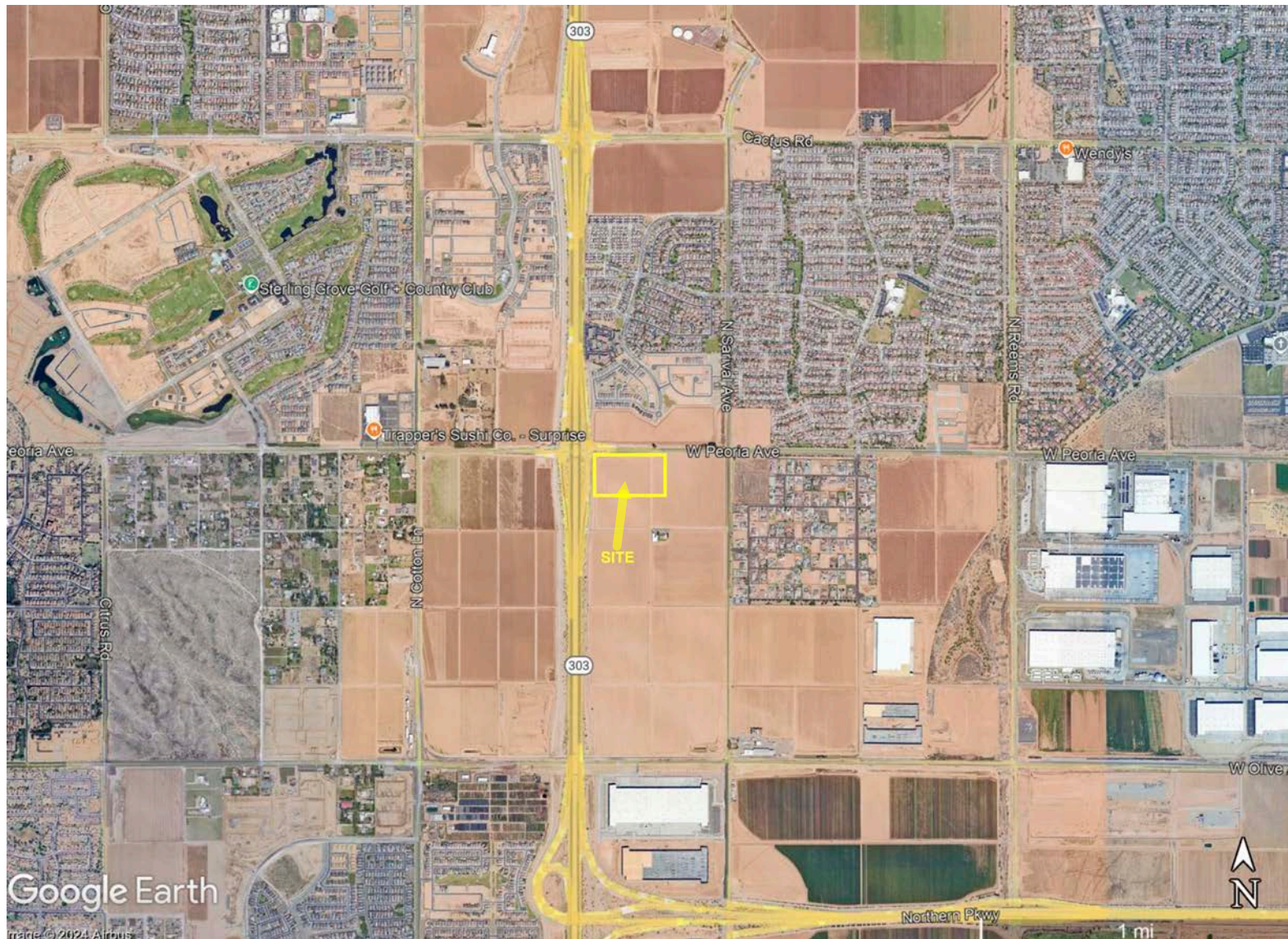
SITE INFORMATION

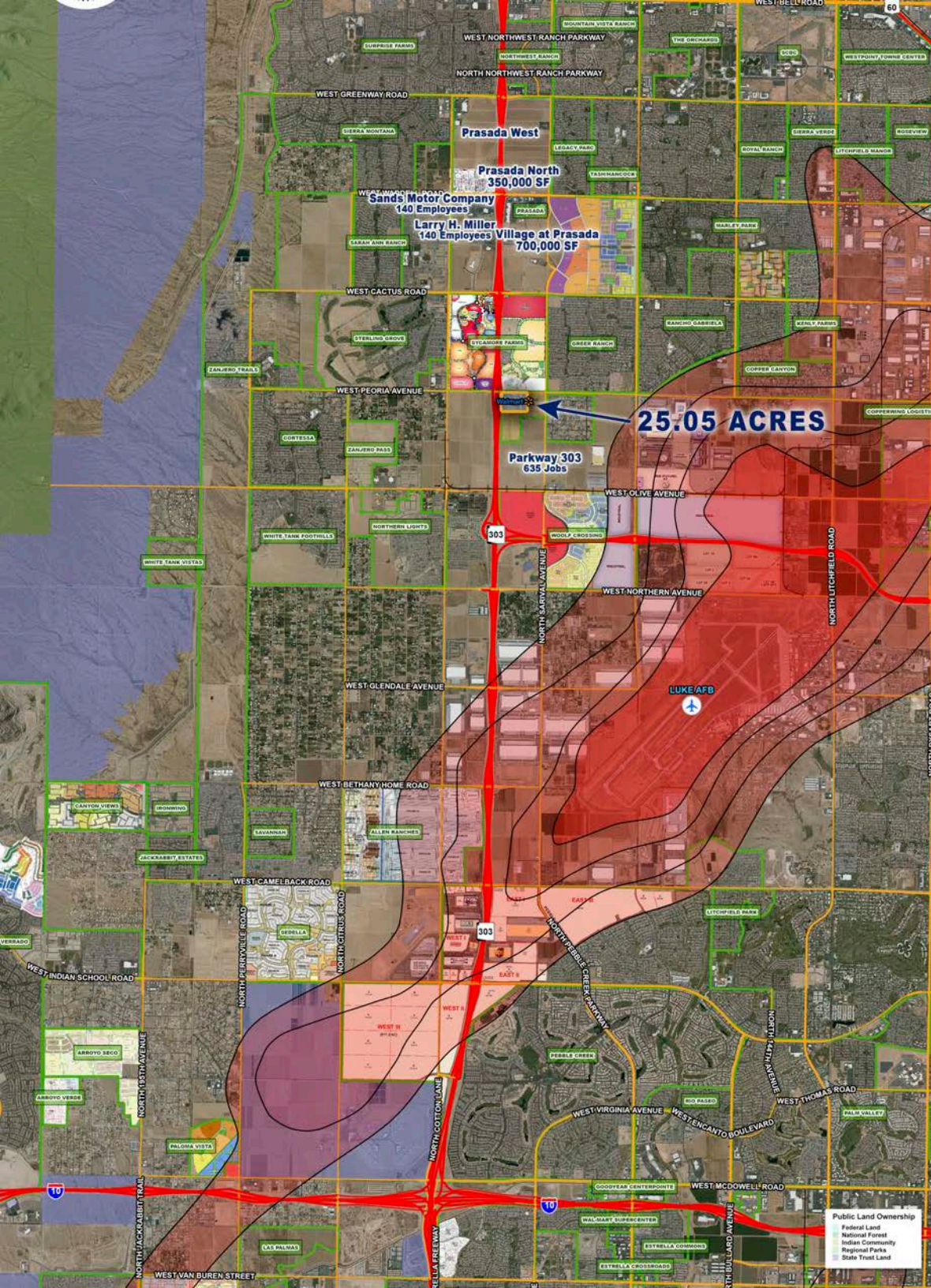
- Power intersection of Loop 303 Freeway and Peoria Avenue in Glendale with excellent visibility/accessibility from the North and the West
- Situated along Loop 303 Employment Corridor
- High employment growth area
- Located near new master-planned communities and Luke Air Force Base
- Surrounded by strong aerospace, commercial, medical, and residential presence

AERIAL



AERIAL



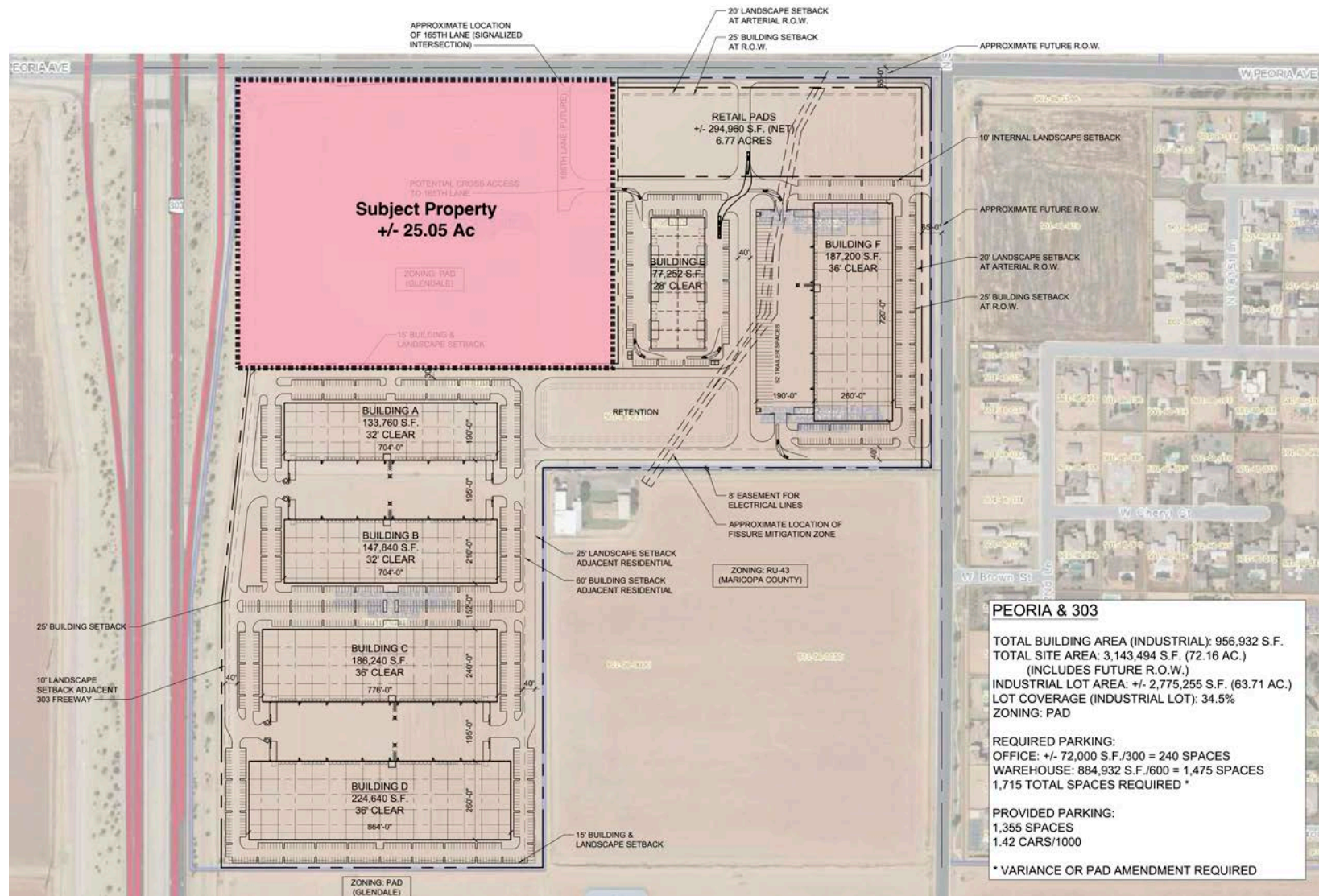


AERIAL

PARCEL MAP



SITE OPTIONS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,304	36,695	116,756
2020 Total Population	6,492	52,057	142,090
2020 Group Quarters	57	297	1,784
2023 Total Population	6,527	57,879	150,586
2023 Group Quarters	57	298	1,784
2028 Total Population	7,669	62,368	159,057
2023-2028 Annual Rate	3.28%	1.51%	1.10%
2023 Total Daytime Population	4,107	38,737	120,106
Workers	786	8,117	38,533
Residents	3,321	30,620	81,573
Household Summary			
2010 Households	1,055	11,376	39,816
2010 Average Household Size	3.13	3.22	2.91
2020 Total Households	1,997	16,004	47,594
2020 Average Household Size	3.22	3.23	2.95
2023 Households	2,023	18,051	50,616
2023 Average Household Size	3.20	3.19	2.94
2028 Households	2,414	19,655	53,930
2028 Average Household Size	3.15	3.16	2.92
2023-2028 Annual Rate	3.60%	1.72%	1.28%
2010 Families	810	9,363	30,580
2010 Average Family Size	3.59	3.51	3.30
2023 Families	1,538	14,678	39,224
2023 Average Family Size	3.68	3.49	3.31
2028 Families	1,825	15,960	41,774
2028 Average Family Size	3.63	3.46	3.28
2023-2028 Annual Rate	3.48%	1.69%	1.27%
Housing Unit Summary			
2000 Housing Units	54	685	11,445
Owner Occupied Housing Units	70.4%	86.6%	65.2%
Renter Occupied Housing Units	18.5%	9.1%	16.2%
Vacant Housing Units	11.1%	4.4%	18.6%
2010 Housing Units	1,230	12,944	47,788
Owner Occupied Housing Units	59.3%	69.5%	61.7%
Renter Occupied Housing Units	26.3%	18.3%	21.6%
Vacant Housing Units	14.2%	12.1%	16.7%
2020 Housing Units	2,115	17,107	52,094
Vacant Housing Units	5.6%	6.4%	8.6%
2023 Housing Units	2,123	19,520	55,293
Owner Occupied Housing Units	79.1%	74.6%	70.7%
Renter Occupied Housing Units	16.2%	17.9%	20.9%
Vacant Housing Units	4.7%	7.5%	8.5%
2028 Housing Units	2,494	21,247	58,742
Owner Occupied Housing Units	72.2%	75.1%	70.3%
Renter Occupied Housing Units	24.6%	17.4%	21.5%
Vacant Housing Units	3.2%	7.5%	8.2%
Median Household Income			
2023	\$112,721	\$101,778	\$86,699
2028	\$122,132	\$111,032	\$100,853
Median Home Value			
2023	\$401,761	\$379,862	\$360,379
2028	\$416,914	\$400,500	\$376,391
Per Capita Income			
2023	\$43,367	\$37,905	\$36,483
2028	\$50,467	\$44,742	\$43,556
Median Age			
2010	29.4	30.2	31.9
2023	32.3	32.4	34.3
2028	30.8	31.4	33.1

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	2,023	18,051	50,610
<\$15,000	2.2%	2.7%	3.4%
\$15,000 - \$24,999	3.4%	2.2%	3.4%
\$25,000 - \$34,999	3.6%	2.8%	4.7%
\$35,000 - \$49,999	6.5%	7.2%	9.8%
\$50,000 - \$74,999	11.9%	15.3%	18.3%
\$75,000 - \$99,999	11.1%	17.9%	18.8%
\$100,000 - \$149,999	30.6%	30.3%	25.0%
\$150,000 - \$199,999	14.1%	12.0%	9.0%
\$200,000+	16.7%	9.7%	7.6%
Average Household Income	\$140,683	\$121,660	\$108,449
2028 Households by Income			
Household Income Base	2,414	19,655	53,924
<\$15,000	1.6%	1.8%	2.3%
\$15,000 - \$24,999	2.1%	1.4%	2.3%
\$25,000 - \$34,999	2.3%	1.9%	3.3%
\$35,000 - \$49,999	4.4%	4.9%	7.6%
\$50,000 - \$74,999	10.5%	12.5%	15.6%
\$75,000 - \$99,999	11.1%	16.7%	18.0%
\$100,000 - \$149,999	31.6%	32.1%	28.0%
\$150,000 - \$199,999	16.2%	15.7%	12.4%
\$200,000+	20.3%	12.9%	10.4%
Average Household Income	\$161,219	\$142,113	\$128,414
2023 Owner Occupied Housing Units by Value			
Total	1,680	14,558	39,054
<\$50,000	0.1%	0.7%	1.2%
\$50,000 - \$99,999	0.0%	0.2%	0.3%
\$100,000 - \$149,999	0.0%	0.3%	1.1%
\$150,000 - \$199,999	0.2%	1.7%	3.1%
\$200,000 - \$249,999	1.9%	6.6%	8.8%
\$250,000 - \$299,999	9.3%	12.4%	13.5%
\$300,000 - \$399,999	37.7%	35.2%	36.3%
\$400,000 - \$499,999	42.3%	24.5%	19.0%
\$500,000 - \$749,999	4.8%	12.7%	11.0%
\$750,000 - \$999,999	2.1%	2.1%	1.6%
\$1,000,000 - \$1,499,999	0.1%	2.5%	1.9%
\$1,500,000 - \$1,999,999	1.3%	0.4%	0.5%
\$2,000,000 +	0.1%	0.7%	1.6%
Average Home Value	\$427,457	\$437,558	\$427,729
2028 Owner Occupied Housing Units by Value			
Total	1,801	15,967	41,285
<\$50,000	0.2%	0.7%	1.0%
\$50,000 - \$99,999	0.2%	0.5%	0.7%
\$100,000 - \$149,999	0.0%	0.1%	0.3%
\$150,000 - \$199,999	0.3%	1.4%	2.6%
\$200,000 - \$249,999	1.8%	5.3%	7.5%
\$250,000 - \$299,999	7.8%	10.6%	12.1%
\$300,000 - \$399,999	32.0%	31.3%	33.8%
\$400,000 - \$499,999	45.0%	26.9%	21.4%
\$500,000 - \$749,999	6.9%	15.6%	13.3%
\$750,000 - \$999,999	3.4%	3.2%	2.4%
\$1,000,000 - \$1,499,999	0.4%	3.0%	2.3%
\$1,500,000 - \$1,999,999	1.8%	0.5%	0.7%
\$2,000,000 +	0.2%	0.8%	1.9%
Average Home Value	\$453,278	\$466,105	\$458,960

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FRONTERA DEVELOPMENT, LLC

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REAL ESTATE DEVELOPMENT AND BROKERAGE

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