

### Property Description

Perfect infill spot for original agriculture use or residential. Situated near Arizona State University's large Tempe campus amid dining and entertainment and less than a mile from the Loop 101. Flood irrigation available, power and sewer access close by. Located in Tempe's Smith Industrial Innovation Hub with high population density and great traffic counts. Note that this property is the sixth lot back from University Drive - APN 132-39-002D.

### Property Highlights

- Located just off University Drive
- Idyllic site for residential development or any AG use
- Site is part of Tempe's Smith Industrial Innovation Hub
- Easy access to Loops 101, 202 and Arizona State University Tempe campus

### Location Description

Half a mile west of the Loop 101 on University Drive, just west of Smith Road, easement on west of property for access. The City of Tempe continues to attract both international and domestic corporate headquarters and is home to many large employers drawn to the diverse business environment, superior quality of life for employees, and deep employment pool. An array of attractions and amenities nearby include Arizona State University, Tempe Town Lake and the lively Mill Avenue District renowned for its diverse dining options, cultural venues, and recreational pursuits, making it an appealing destination for those seeking a stimulating environment.

### Offering Summary

Sale Price:	Call for Pricing
Lot Size:	6,970 SF

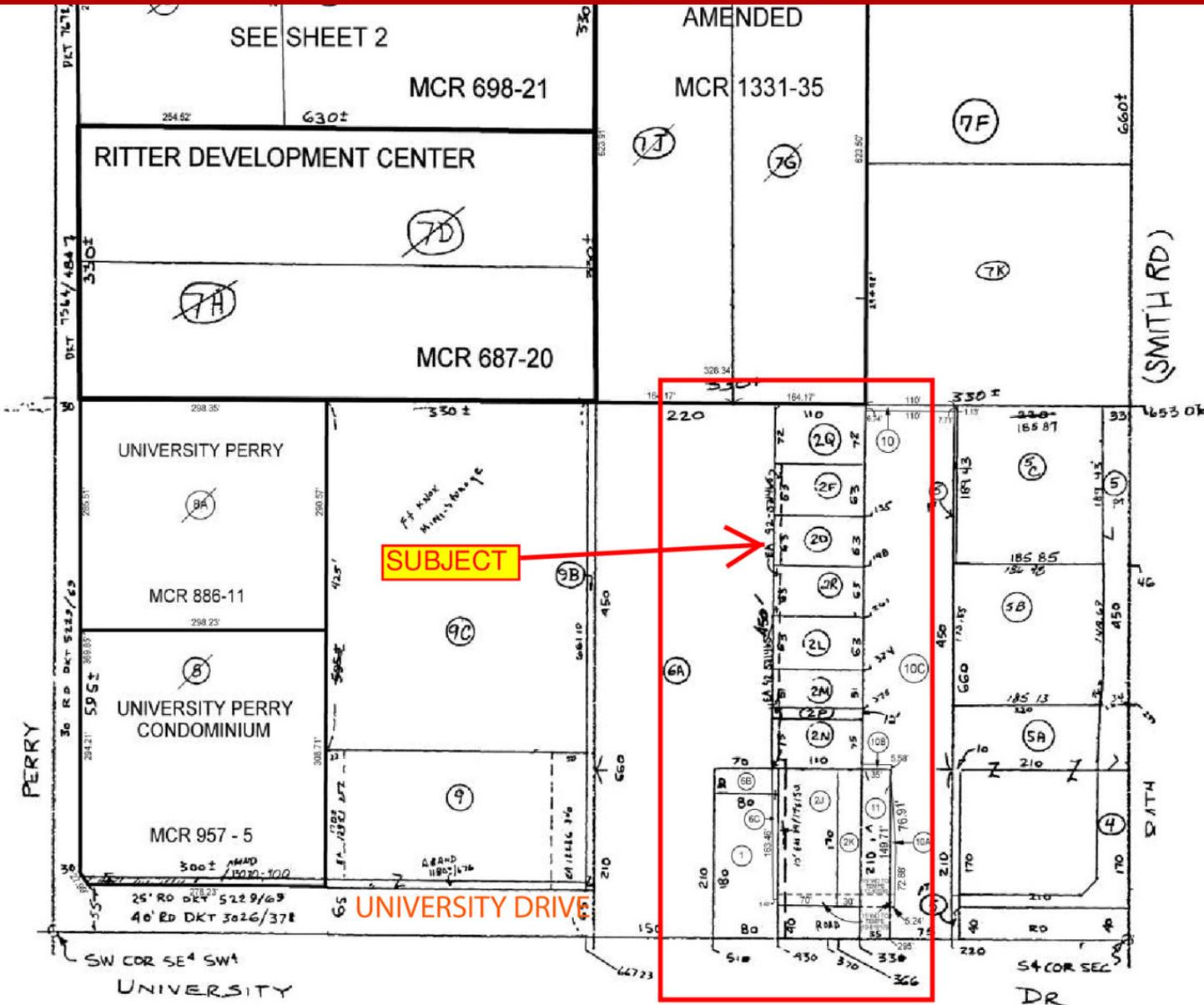


**Hani Aldulaimi**

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N  
SCALE  
1" = 120'

MARICOPA COUNTY



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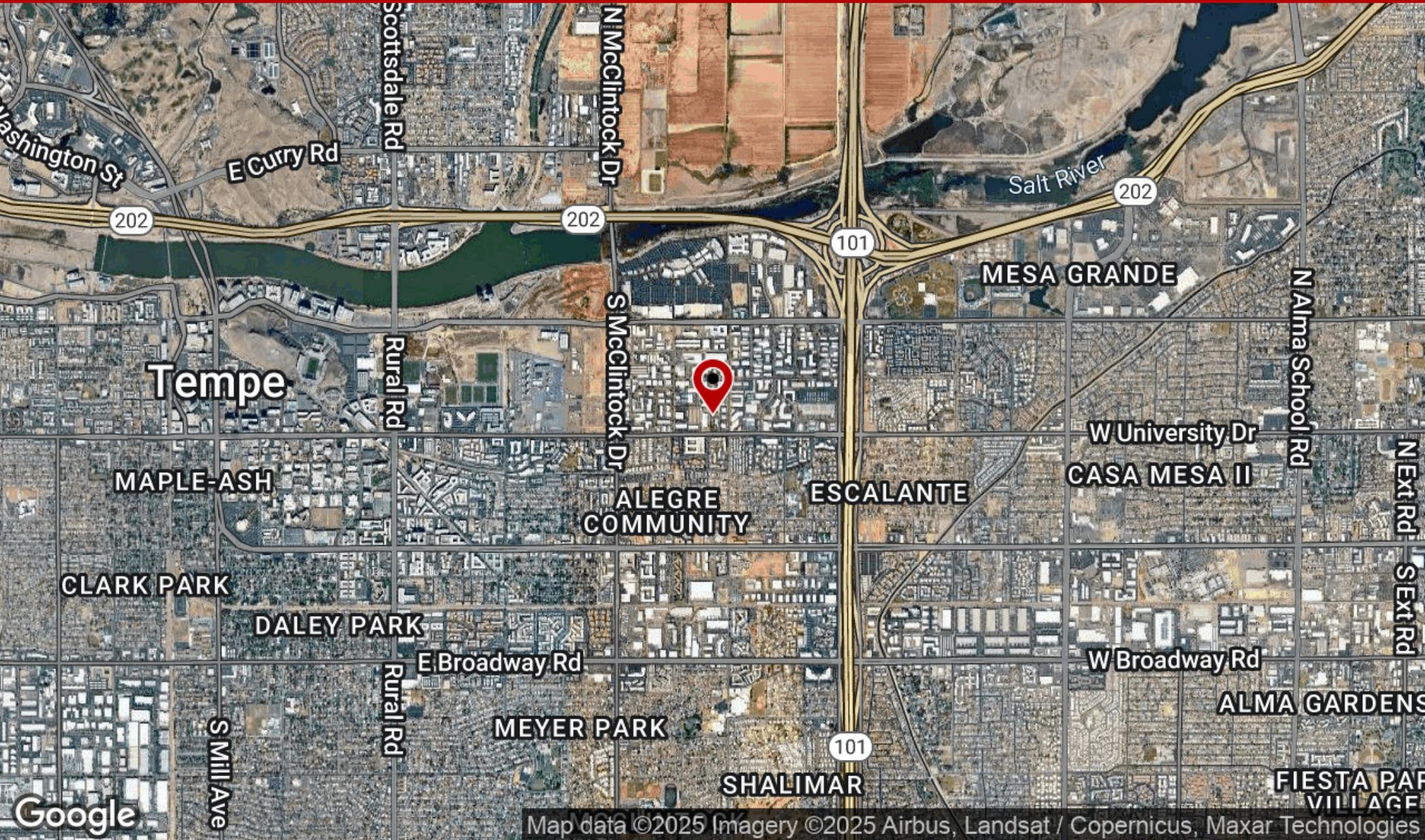


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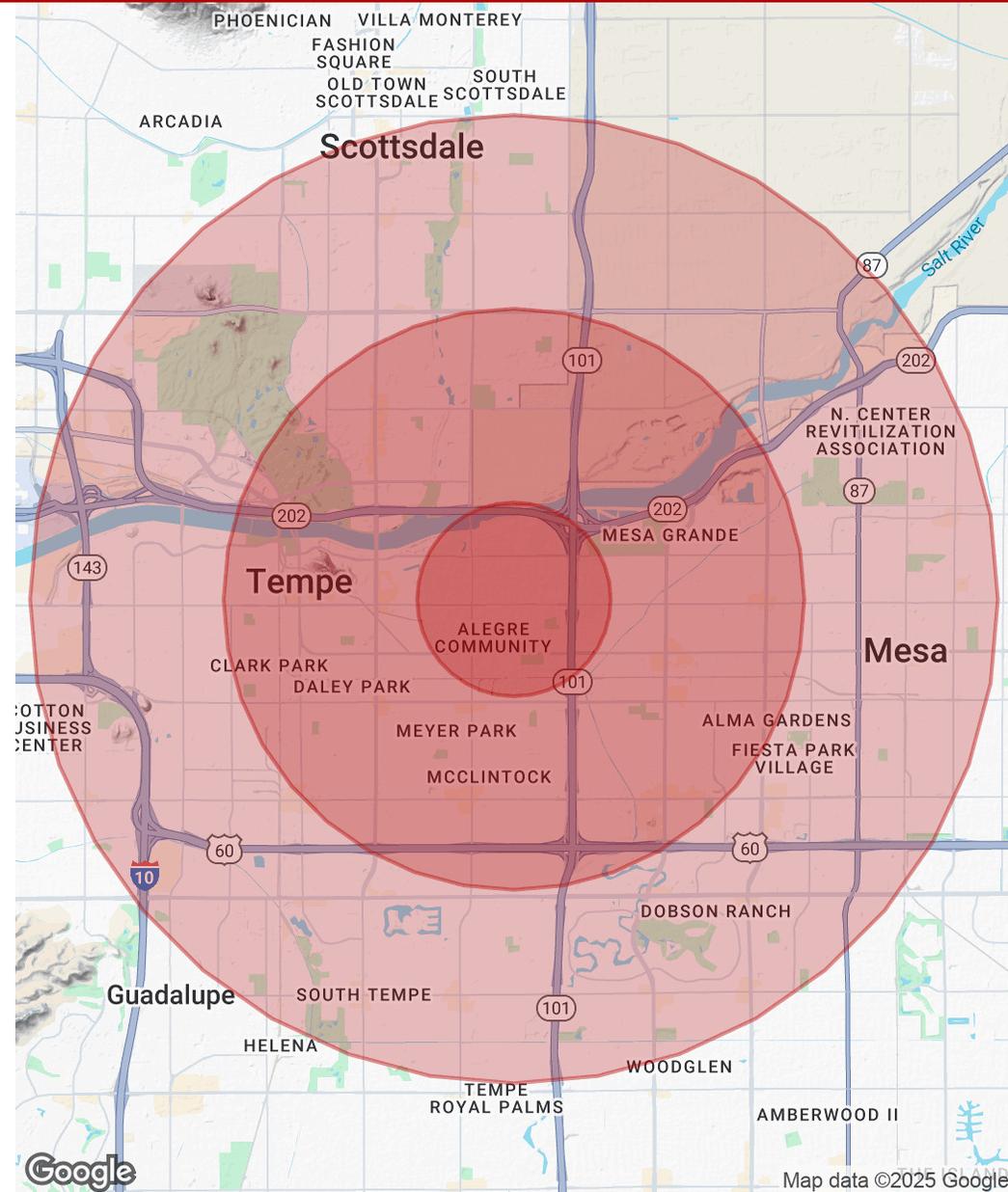
MCR 687-20

(SMITH RD)

Population	1 Mile	3 Miles	5 Miles
Total Population	16,975	151,029	361,350
Average Age	30.5	33.9	35.6
Average Age (Male)	30.4	33.3	34.8
Average Age (Female)	30.5	34.7	36.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,994	63,365	151,407
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$55,317	\$74,081	\$79,831
Average House Value	\$218,072	\$328,226	\$350,198

\*\*\*Demographic data derived from 2024 CoStar estimates



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