Land & Investments

+/- 7.88 Acres - Capable of Supporting up to 128 MF Units

El Mirage, AZ



Location: E/SEC Thunderbird Rd & El Mirage

Rd, El Mirage, AZ

- Size: +/- 7.88 Acres
- Zoning: UC (Urban Corridor)
- Utilities: City of El Mirage
- Price: Submit offers
- Comments:
- Direct access to the US 60 Highway / Grand Ave.
- +/- 30 minutes to Downtown Phoenix.
- This property is currently in the entitlement process to allow for individually platted lots, with a maximum density of 128 lots. It benefits from a grandfathered unit allowance from Luke Air Force Base, a rare and valuable advantage given the area's limited allocations.
- Strategically located in El Mirage, the site offers prime access to major employment and retail hubs, including Downtown Phoenix, the 303 Industrial Corridor, TSMC, and the 101 Entertainment Corridor. The City of El Mirage is highly supportive of this project, ensuring an efficient entitlement process.
- This is a unique opportunity to develop in a highgrowth area with strong municipal backing and exceptional connectivity to key economic drivers.

Zoned Multi-Family Land

Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250

602.385.1535 www.insightland.com

MATT RINZLER property for sale, rental or financing is

without notice. No liability of any kind is

Direct: 602-385-1534 mrinzler@insightland.com Owner/Agent

JEREMY LOVEJOY

Direct: 602-385-1525 ilovejoy@insightland.com Owner/Agent

BRIAN STILLMAN

Direct: 602-385-1512 bstillman@insightland.com

Owner/Agent



+/- 7.88 Acres Capable of Supporting up to 128 MF Units nsight El Mirage, AZ Land & Investments 99th Ave Sun City Grand State Land Sun Village nterprise Bell Rd COX The Orchards RED LOBSTER Mountain **Surprise** Vista Westpoint Center Ranch **Towne Center** LOWE'S **Greenway Rd Desert Harbor** Ashton Royal Litchfield Sierra Ranch Verde Ranch Manor Sun City Thunderbird Rd 60 101 Fireston **Marley Park** Prasada Walmart > jiffy lube Budget Cactus Rd OR ELLY AUTO PARTS BIGBRAND TIRE & SERVICE Greer Rancho Ranch Gabriela West Copper Canyon Ranch **Peoria Ave CVS** SAFEWAY () Miles

+/- 7.88 Acres Capable of Supporting up to 128 MF Units El Mirage, AZ Land & Investments Parkridge **Union Hills Dr** SAFEWAY (**FIVE GUYS** Sun Village **Bell Rd CVS** Applebee's Westpoin Towne Center Surprise Farms **Greenway Rd** 60 Surprise Sun City Prasada **Thunderbird Rd** 101 Cactus Rd **Peoria Ave** SAFEWAY () **Olive Ave** Northern Ave Meadows Tanger (Glendale Glendale Ave **Bethany Home Rd** Camelback Rd **Indian School Rd** Osborn Rd Thomas Rd



+/- 7.88 Acres Capable of Supporting up to 128 MF Units

El Mirage, AZ

STATISTICS

CLUSTER	# of	# of
	Employers	Employees
Business Services	39	660
Construction	38	960
Consumer Goods Manufacturing	3	120
Consumer Services	132	1710
Education	17	660
Finance, Insurance, & Real Estate (FIRE)	44	380
Government, Social, & Advocacy Services	69	1290
Health Care	112	3160
High Tech Manufacturing & Development	3	20
Hospitality, Tourism & Recreation	23	490
Media, Publishing & Entertainment	4	40
Metal Inputs & Transportation-Related Manufacturing	3	250
Non-Metallic Manufacturing	5	260
Resource-Dependent Activities	5	250
Retail	72	1530
Telecommunications	11	110
Transportation & Distribution	22	590

Key Industry	# of	# of
	Locations	Employees
Finance	46	390
Health Care	120	3230
Information Technology	1	5
Manufacturing	24	910
Warehouse / Distribution	22	680

Rank	Employer Name	# of	# of
		Locations	Emplyees
1	Dysart Unified School District 89	7	580
2	Walmart	1	350
3	Frys Food Stores	2	350
4	Lifestream Complete Senior Living	2	250
5	State of Arizona	3	220
6	Southwest Products Corp	1	190
7	City of Surprise	7	190
8	City of El Mirage	6	180
9	CalPortland Company	1	150
10	Sun City Area Interfaith Services Inc	1	140

Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1535 www.insightland.com MATT RINZLER

Direct: 602-385-1534 mrinzler@insightland.com JEREMY LOVEJOY

Direct: 602-385-1525 jlovejoy@insightland.com

BRIAN STILLMAN

Direct: 602-385-1512 bstillman@insightland.com