



NWC Avondale Blvd & Lower Buckeye Rd

AVONDALE, AZ

AVAILABLE



±12 Acres Pads, Shops, & Anchor Space Available

PROPERTY is surrounded by many planned MPC's (Alamar, Hermosa Ranch, Cantada Ranch, Del Rio Ranch, Verde Trails, Avondale Entrada)

ZONING PAD, City of Avondale

PARTIALLY improved

UPCOMING signalized intersection

STRONG household incomes

LOCATED ±2 miles north of the planned Tres Rios Freeway (SR30)

LOCATED ±2.5 miles south of I-10 freeway

PARCEL number 500-33-005

CALL for pricing

CHAD T. RUSSELL, P.C. 602.513.5142 chad.russell@kidder.com	RANDOLPH C. TITZCK, P.C. 602.828.1327 randy.titzck@kidder.com
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DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
2022 Est Population	13,334	77,485	166,753
2022 Avg HH Income	\$92,619	\$82,725	\$90,477
Employment	581	14,963	35,447

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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

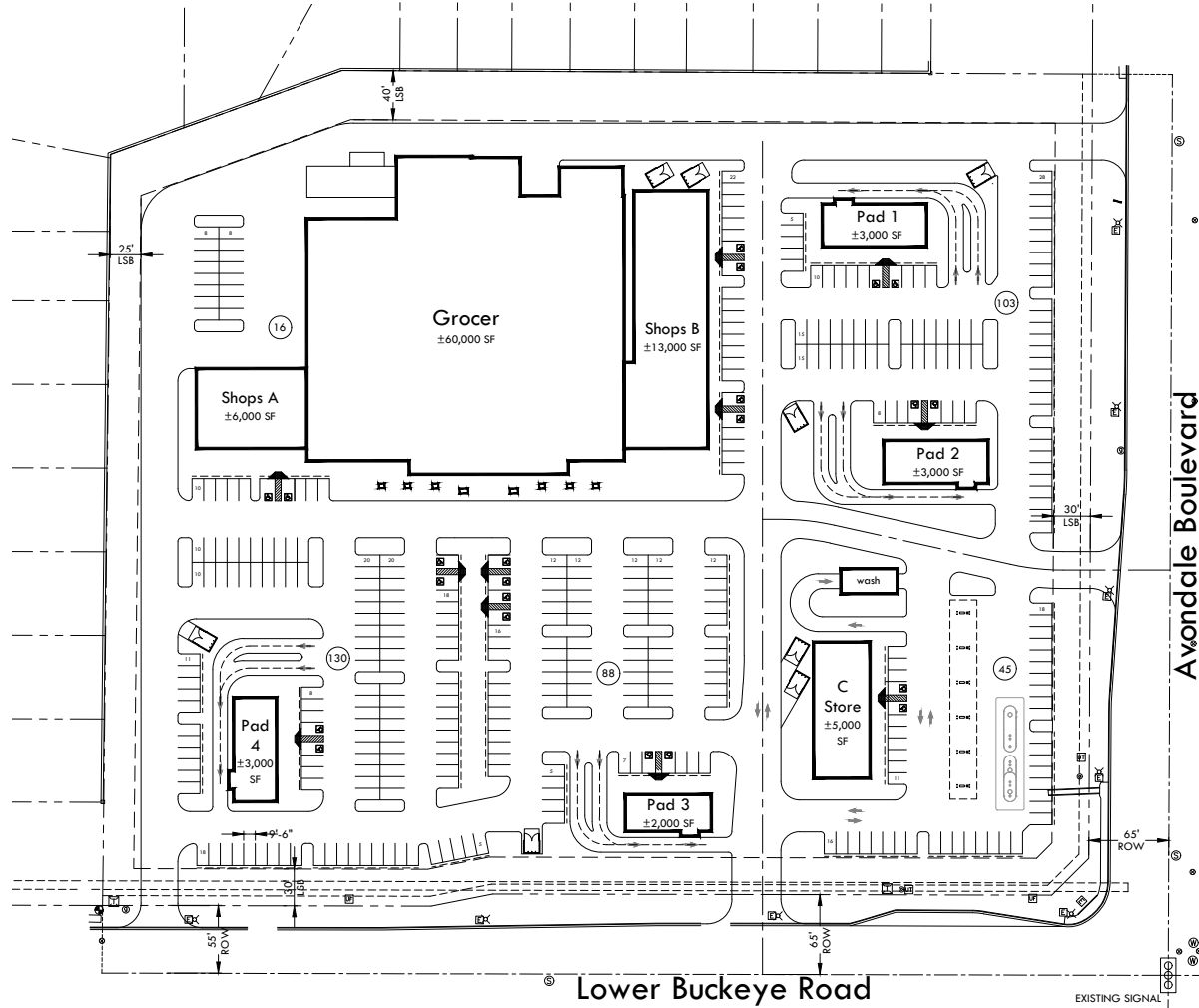


PADS, SHOPS & ANCHOR SPACE AVAILABLE

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AVONDALE, AZ

Conceptual Plan - Option A

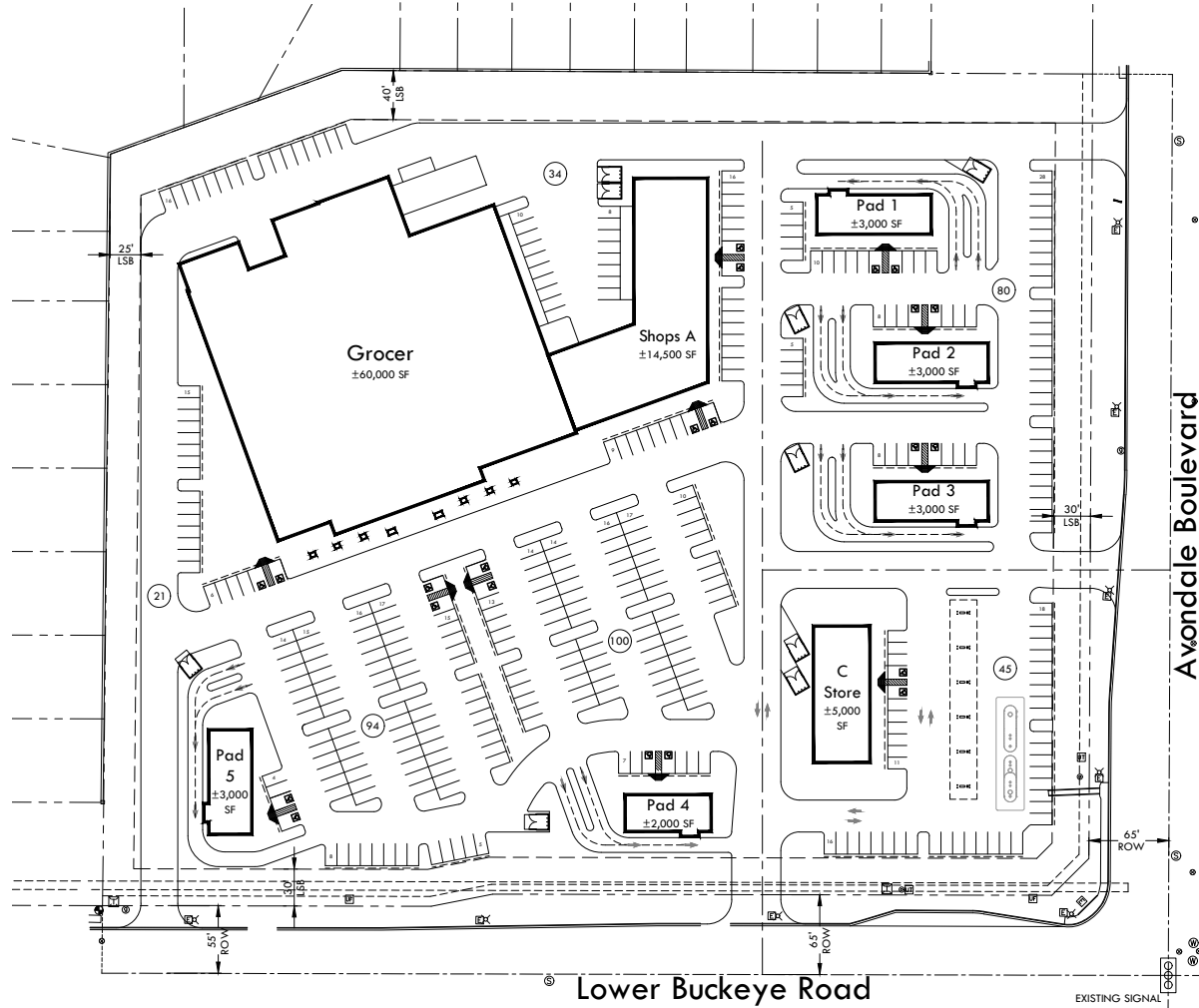


PADS, SHOPS & ANCHOR SPACE AVAILABLE

NWC Avondale Blvd & Lower Buckeye Rd

AVONDALE, AZ

Conceptual Plan - Option B



PADS, SHOPS & ANCHOR SPACE AVAILABLE

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SURVEY NOTES

- This survey and the description used are based on a First Amended Commitment for Title Insurance issued by Thomas Title and Escrow Agency, Agency Agent for First American Title Insurance Company, File Number 11286742, dated August 2, 2022.
- BASIS OF BEARING:** The monument line of Avondale Boulevard, also being the East line of the Southeast quarter of Section 13, using a bearing of South 00 degrees 15 minutes 58 seconds West, per the MINOR LAND DIVISION MAP, recorded in Book 1136, Page 46, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- No buildings were observed on the surveyed property.
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to detect any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utility that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "TALK STATE" at 602-659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the enclose referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "Certify" or "Certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE "B" ITEMS

- Reservations contained in the United States of America Patent to the land recorded on Book 36 of Deeds, Page 611, reading as follows:
Subject to any vested and accrued rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, and recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a well or lode to extract the minerals hereby granted, as provided by law, and there is reserved from the lands hereby granted, a right of way therein for ditches or canals constructed by the authority of the United States of America (AFFECTS SUBJECT PLOTTABLES)
- Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 5 of Maps, Page 17, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(d). (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- All matters as set forth in Road Declared, recorded as Docket 10130, Page 1010. (AFFECTS THE R/W OF AVONDALE BOULEVARD)
- The effect of inclusion within the local control district of said county as disclosed by instrument recorded as 01-21439, of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- The effect of inclusion within the flood control district of said county as disclosed by instrument recorded as 2017-0217296, M.C.R. VASQUEZ MICHAEL, JR / DRUG CLARISSA
- LOT 192 (R) A.P.N. 500-32-577 2021-0219169, M.C.R. THE PROPERTY PHOENIX L P
- LOT 193 (R) A.P.N. 500-32-578 2017-0808663, M.C.R. MILLER KATHLEEN D
- LOT 194 (R) A.P.N. 500-32-579 2022-0372274, M.C.R. SPR 44-2 PROPERTY LLC
- LOT 196 (R) A.P.N. 500-32-581 2017-0808663, M.C.R. CERVANTES GUADALUPE / HUGO A
- TRACT F (R) A.P.N. 500-32-587 2006-1424466, M.C.R. DEL RIO RANCH HOMEOWNERS ASSOCIATION

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Concrete Surface
- Wall
- Canduit
- Electric Box
- Electric Transformer
- Fire Hydrant
- Gas Marker
- Light Pole
- Signer Manhole
- Underground Vault (Fiber Optic)
- Underground Vault (TV)
- Water Manhole
- Water Valve

ALTA / N.S.P.S. LAND TITLE SURVEY A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE INFORMATION

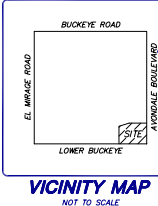
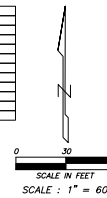
A.P.N. 500-33-005

LAND AREA:
12.206 ACRES = 531,688 SQ. FT.

STATED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

MONUMENT TABLE	
①	SE. COR. SEC. 13 - FND BRASS CAP FLUSH
②	E. 1/4 COR. SEC. 13 - FND BRASS CAP IN HANDHOLE
③	S. 1/4 COR. SEC. 13 - FND PK NAIL W/STRADDLES
④	FND 1/2" REBAR W/CAP L.S. 45494 PER (R)
⑤	FND PK NAIL & WASHER L.S. 45494 ON WALL PER (R)
⑥	FND 1/2" REBAR NO I.D. - SET CAP L.S. 31020

LINE	BEARING	DISTANCE
LE(1)	N 00°31'11" E	55.00'
LE(2)	N 00°37'07" E	55.00'
LE(3)	S 45°11'51" W	42.49'
LE(4)	S 89°32'06" E	25.00'
LE(5)	N 89°32'40" W	454.94'
LE(6)	S 78°47'19" W	50.89'
LE(7)	N 89°32'40" W	267.40'
LE(8)	N 89°32'40" W	267.41'



DURANGO STREET

SCALE IN FEET
SCALE: 1" = 60'

PARCEL DESCRIPTION

THAT PORTION OF BOOK 24, LITTLETON TRACT, BOOK 5 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID SECTION 13 WHENCE A BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 13 LIES NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 2651.36 FEET;
THENCE NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 867.88 FEET TO THE SOUTHWEST CORNER OF LOWER BUCKEY ROAD ACCORDING TO THE MAP OF DEDICATION OF DEL RIO RANCH, BOOK 827 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS;
THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 37 MINUTES 11 SECONDS EAST, A DISTANCE OF 610.69 FEET TO THE NORTH LINE OF LOWER BUCKEY ROAD, 1, ACCORDING TO SAID MAP OF DEDICATION AND A CORNER OF DEL RIO RANCH UNIT 1, ACCORDING TO BOOK 827 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS; AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 37 MINUTES 11 SECONDS EAST ALONG THE BOUNDARY OF SAID DEL RIO RANCH UNIT 1, A DISTANCE OF 811.50 FEET;
THENCE NORTH 70 DEGREES 07 MINUTES 08 SECONDS EAST CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 200.33 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 610.69 FEET TO A POINT THAT LIES 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND THE WEST LINE OF AVONDALE BOULEVARD ACCORDING TO THE SPECIAL WARRANTY OFF DEED RECORDED AS 2006-105682 MARICOPA COUNTY RECORDS;
THENCE DEPARTING SAID BOUNDARY SOUTH 00 DEGREES 15 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 636.27 FEET TO A POINT THAT LIES 85.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 40 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 42.49 FEET TO A POINT ON THE NORTH LINE OF LOWER BUCKEY ROAD ACCORDING TO SAID SPECIAL WARRANTY OFF DEED THAT LIES 65.00 FEET NORTH OF SAID SOUTH LINE AND 50.00 FEET WEST OF SAID EAST LINE;
THENCE NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST CONTINUING ALONG SAID BOUNDARY, WITH AND 65.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 455.17 FEET;
THENCE SOUTH 78 DEGREES 48 MINUTES 35 SECONDS WEST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 50.89 FEET TO A POINT THAT LIES 55.00 FEET NORTH OF SAID SOUTH LINE;
THENCE NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST CONTINUING ALONG SAID NORTH LINE PARALLEL WITH AND 55.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 267.40 FEET TO THE POINT OF BEGINNING.

REFERENCE DOCUMENTS

- (R) M.L.D. PER BOOK 1136, PAGE 46, M.C.R.
- (R) PLAT PER BOOK 827, PAGE 20, M.C.R.
- (R2) PLAT PER BOOK 5, PAGE 17, M.C.R.

CERTIFICATION

TO:
Julian M. Keller, Avondale & Lower Buckeye, LLP, an Arizona limited liability limited partnership; Thomas Title and Escrow Agency; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Plat Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and N.S.P.S. and includes items 1, 2, 4, 6, 8, 9, 13, and 14 of Table A thereof. The survey was completed on August 22, 2022.

September 2, 2022
G. Brian Gontzweiger
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY



SHEET: 1 of 1 DATE: 9-2-22 JOB NO.: 220621