

RETAIL DEVELOPMENT SITE FOR SALE

±9.75 ACRES (DIVISIBLE)

NWC 107th Ave & Broadway Rd | Avondale, AZ



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PROPERTY HIGHLIGHTS

Property Features

- Section line, hard corner site
- Will be delivered with off sites complete
 - Graded
 - Curbs, sidewalks, gutters
 - Landscaping
 - Underground utilities
- Surrounded by new housing
- Booming Southwest Valley
- Perfect for Major, Mini Major Shop and/or PADs

Demographics: *ESRI 2023

	1 MILE	3 MILES	5 MILES
Population 	6,796	54,522	137,299
Average Household Income 	\$84,121	\$82,896	\$75,711
Daytime Population 	4,755	43,970	122,236
Households 	1,842	14,641	39,452

Property Summary

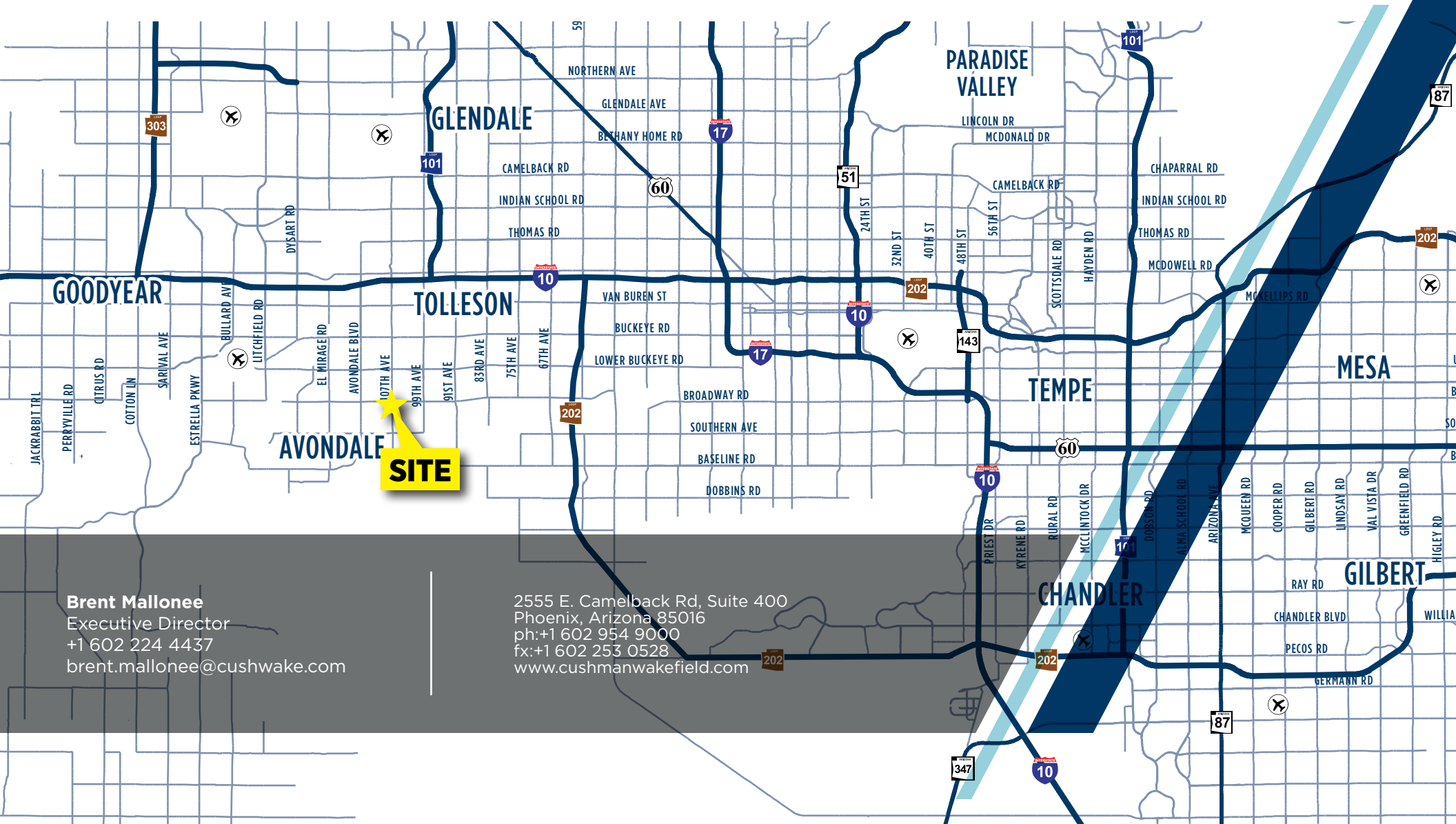
Address:	NWC 107th Ave & Broadway Rd Avondale, AZ 85353
Lot Size	±9.75 Acres ±424,710 Square Feet (Divisible)
Zoning:	PAD; Mirroring C-2
APN:	101-24-004D

Traffic Counts: *ESRI 2022

NORTH ON 107TH AVENUE	±3,358 VPD
SOUTH ON 107TH AVENUE	±1,538 VPD
EAST ON BROADWAY ROAD	±4,565 VPD
WEST ON BROADWAY ROAD	±4,199 VPD

PROPERTY AERIAL MAP





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