

**10 ACRE PROJECT:** LAND AVAILABLE FOR SALE, GROUND LEASE OR BUILD TO SUIT



## PROPERTY HIGHLIGHTS

- Hard Corner, Signalized Intersection surrounded by Booming Residential Growth
- Strategically positioned with close proximity to both I-10 Freeway and Loop 303 Freeway
- Drive-thru Available, and Full Access to both Citrus Rd and Van Buren St
- Commercial Zoning, allowing for a wide variety of uses.

## PRICING

- Contact Broker



**AVERAGE HH INCOME**  
\$120,531 (3 mile radius)



**POPULATION**  
59,826 (3 mile radius)



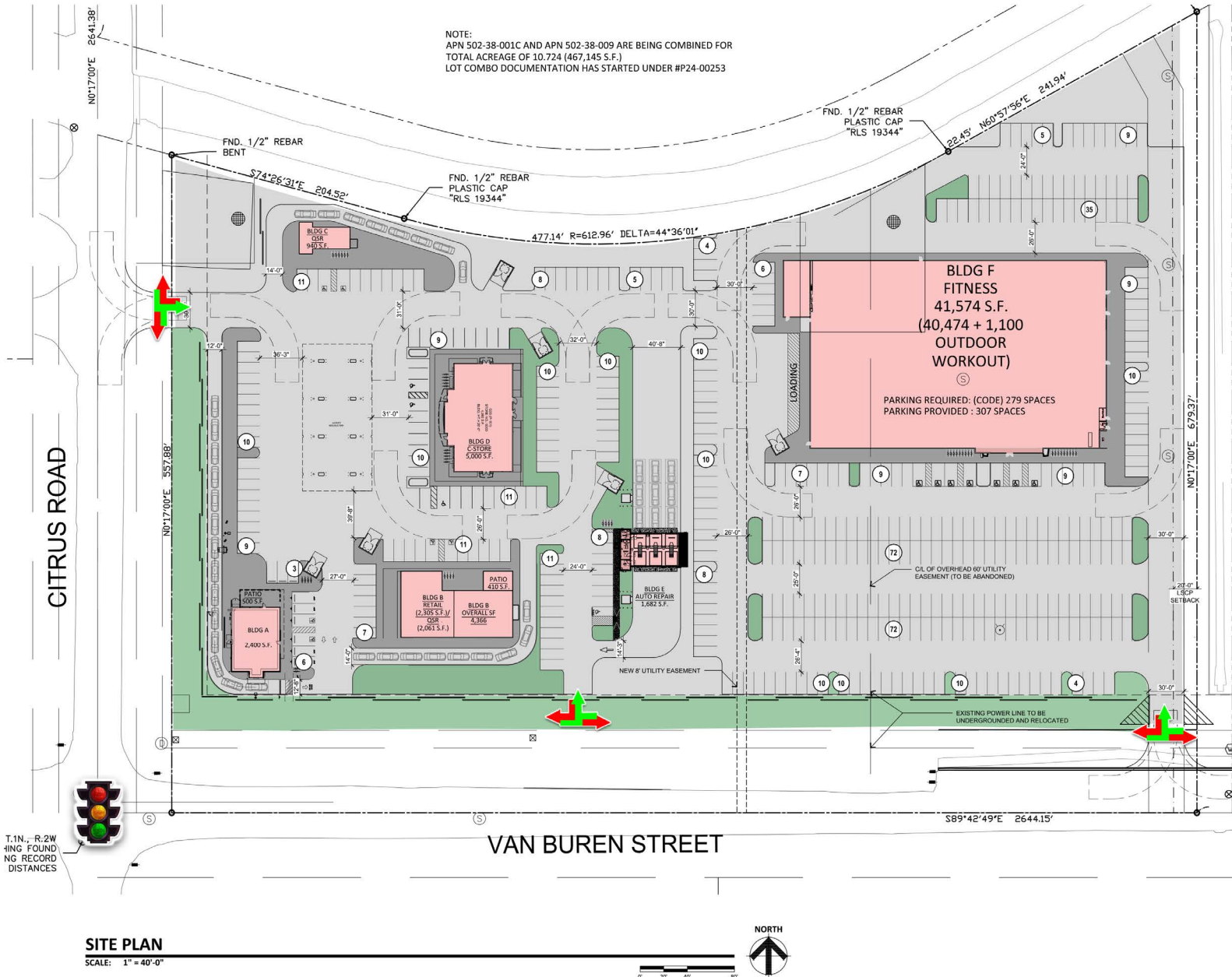
**DAYTIME EMPLOYMENT**  
39,085 (3 mile radius)



**TRAFFIC COUNTS**  
I-10: 114,561 VPD ('22)  
Loop 303: 24,226 VPD ('23)

\* Demographics ©ESRI 2024 | Traffic Counts @AZDOT









|                                                          | 1 mile    | 3 miles   | 5 miles   |
|----------------------------------------------------------|-----------|-----------|-----------|
| <b>POPULATION SUMMARY</b>                                |           |           |           |
| 2000 Total Population                                    | 2,712     | 8,332     | 14,846    |
| 2010 Total Population                                    | 2,439     | 29,311    | 64,317    |
| 2024 Total Population                                    | 5,831     | 59,826    | 134,642   |
| 2029 Total Population                                    | 6,699     | 68,825    | 153,900   |
| 2019-2024 Annual Rate                                    | 2.81%     | 2.84%     | 2.71%     |
| 2024 Total Daytime Population                            | 3,718     | 39,085    | 95,432    |
| Workers                                                  | 700       | 10,055    | 28,512    |
| Residents                                                | 3,018     | 29,030    | 66,920    |
| <b>HOUSEHOLD SUMMARY</b>                                 |           |           |           |
| 2000 Households                                          | 360       | 2,038     | 4,543     |
| 2010 Households                                          | 747       | 8,388     | 20,460    |
| 2024 Households                                          | 1,736     | 18,248    | 43,980    |
| 2029 Households                                          | 2,009     | 21,367    | 51,037    |
| <b>2024 HOUSING UNIT SUMMARY</b>                         |           |           |           |
| Owner Occupied Housing Units                             | 51.6%     | 72.6%     | 70.7%     |
| Renter Occupied Housing Units                            | 31.0%     | 16.1%     | 18.4%     |
| <b>2024 HOUSEHOLD INCOME &amp; HOME VALUE</b>            |           |           |           |
| Average Household Income                                 | \$116,396 | \$120,531 | \$136,306 |
| Average Home Value                                       | \$430,161 | \$506,916 | \$553,210 |
| <b>2024 POPULATION BY RACE/ETHNICITY</b>                 |           |           |           |
| Total                                                    | 5,831     | 59,826    | 134,642   |
| White Alone                                              | 52.4%     | 50.9%     | 55.9%     |
| Black Alone                                              | 6.7%      | 8.0%      | 7.2%      |
| American Indian Alone                                    | 1.0%      | 1.9%      | 1.5%      |
| Asian Alone                                              | 4.4%      | 3.5%      | 3.8%      |
| Pacific Islander Alone                                   | 0.4%      | 0.4%      | 0.3%      |
| Some Other Race Alone                                    | 17.4%     | 17.6%     | 14.6%     |
| Two or More Races                                        | 17.7%     | 17.6%     | 16.7%     |
| Hispanic Origin                                          | 42.1%     | 41.2%     | 36.0%     |
| Diversity Index                                          | 82.4      | 83.0      | 80.1      |
| <b>2024 POPULATION BY AGE</b>                            |           |           |           |
| Total                                                    | 5,831     | 59,826    | 134,642   |
| 0 - 4                                                    | 6.8%      | 6.4%      | 6.1%      |
| 5 - 9                                                    | 7.2%      | 6.9%      | 6.6%      |
| 10 - 14                                                  | 8.8%      | 7.3%      | 7.3%      |
| 15 - 24                                                  | 14.2%     | 12.7%     | 13.0%     |
| 25 - 34                                                  | 12.6%     | 15.0%     | 13.4%     |
| 35 - 44                                                  | 15.4%     | 15.8%     | 14.5%     |
| 45 - 54                                                  | 12.4%     | 12.2%     | 12.7%     |
| 55 - 64                                                  | 9.4%      | 9.4%      | 10.0%     |
| 65 - 74                                                  | 8.1%      | 8.5%      | 9.4%      |
| 75 - 84                                                  | 4.1%      | 4.9%      | 5.7%      |
| 85 +                                                     | 0.9%      | 1.0%      | 1.3%      |
| 18 +                                                     | 72.3%     | 75.2%     | 75.5%     |
| 2024 Median Age                                          | 35.2      | 36.1      | 37.4      |
| <b>2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b> |           |           |           |
| Total                                                    | 3,670     | 39,919    | 90,098    |
| Some College, No Degree                                  | 14.1%     | 24.7%     | 22.8%     |
| Associate Degree                                         | 17.4%     | 14.3%     | 14.3%     |
| Bachelor's Degree                                        | 17.8%     | 19.9%     | 22.5%     |

