Section Line Corner

Avondale, AZ

- ***Location:*** El Mirage Rd & Indian School Rd, Avondale, AZ
- ***Size:*** +/- 7.4 acres
- ***Zoning:*** C-2, City of Avondale
- ***Utilities:*** All to site
- ***Price:*** $725,000.00 ($2.25/PSF)
- ***Comments:***

✓ *Great location at a section line corner with a signalized intersection.*

✓ *Property has a great window along Indian School Road, with daily traffic counts exceeding 45,000 vpd in both East and West directions.*

✓ *Interstate – 10, Loop 101, and Loop 303 are all in close proximity to the property.*

✓ *Billboard income of $6,000 per year, renews annually*

✓ *Demographics:*

	1 Mile	3 Miles	5 Miles
2018 Population:	11,258	94,851	228,562
Median Income:	$76,745	$69,890	$60,155

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

TONY BAGNESCHI
Office: (602) 385-1511
tbagneschi@insightland.com

KEN REYCRAFT
Office: (602) 385-1529
kreycraft@insightland.com

Insight
Land & Investments

Section Line Corner

Avondale, AZ

Insight Land & Investments

Section Line Corner

Avondale, AZ