Insight Land & Investments

Available Commercial Land

El Mirage, AZ

- ***Location:*** SEC Cactus Rd & Dysart Rd, El Mirage, AZ
- ***APN:*** 501-44-003J
- ***Zoning***: UC-Urban Corridor
- ***Size:*** +/- 2.08 Acres
- ***General Plan***: Commercial/Mixed Use
- ***Taxes***: $8,105.30 (2017)
- ***Municipality:*** El Mirage
- ***Price:*** $907,790 ($10.00/sf)
- ***Traffic Counts***:
  - Dysart: 19,195 VPO
  - Cactus: 6,587 VPO

Demographics:	***1 Mile***	***3 Mile***
Population:	8,017	88,131
HH Income:	$61,168	$62,473
Daytime Employees:	1,374	12,254

- ***Comments***: Property is ready to be developed, sidewalk, curb, and gutter complete. Excellent hard corner with plenty of traffic.

EXCLUSIVELY LISTED

Insight Land & Investments
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Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

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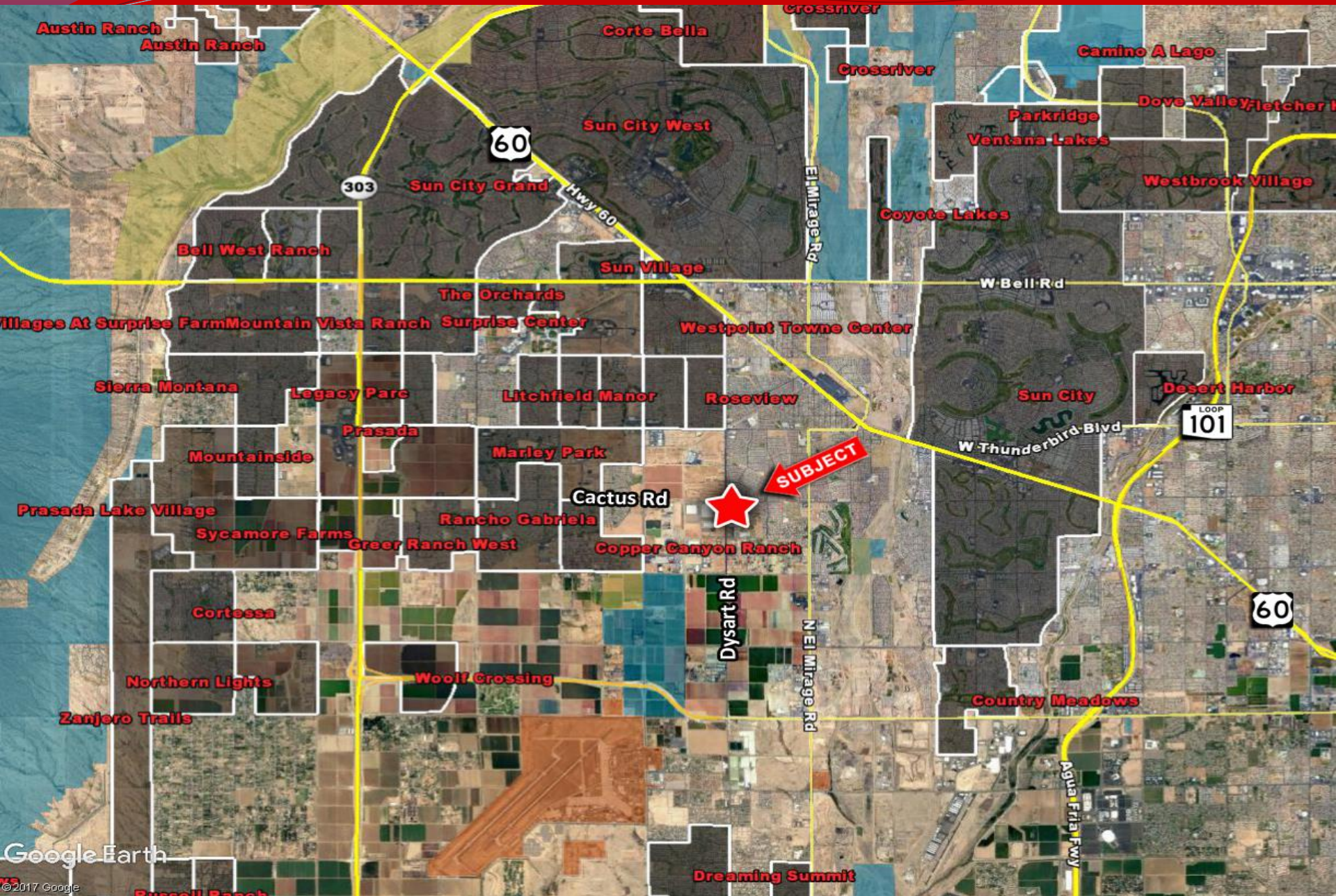
Aerial Map



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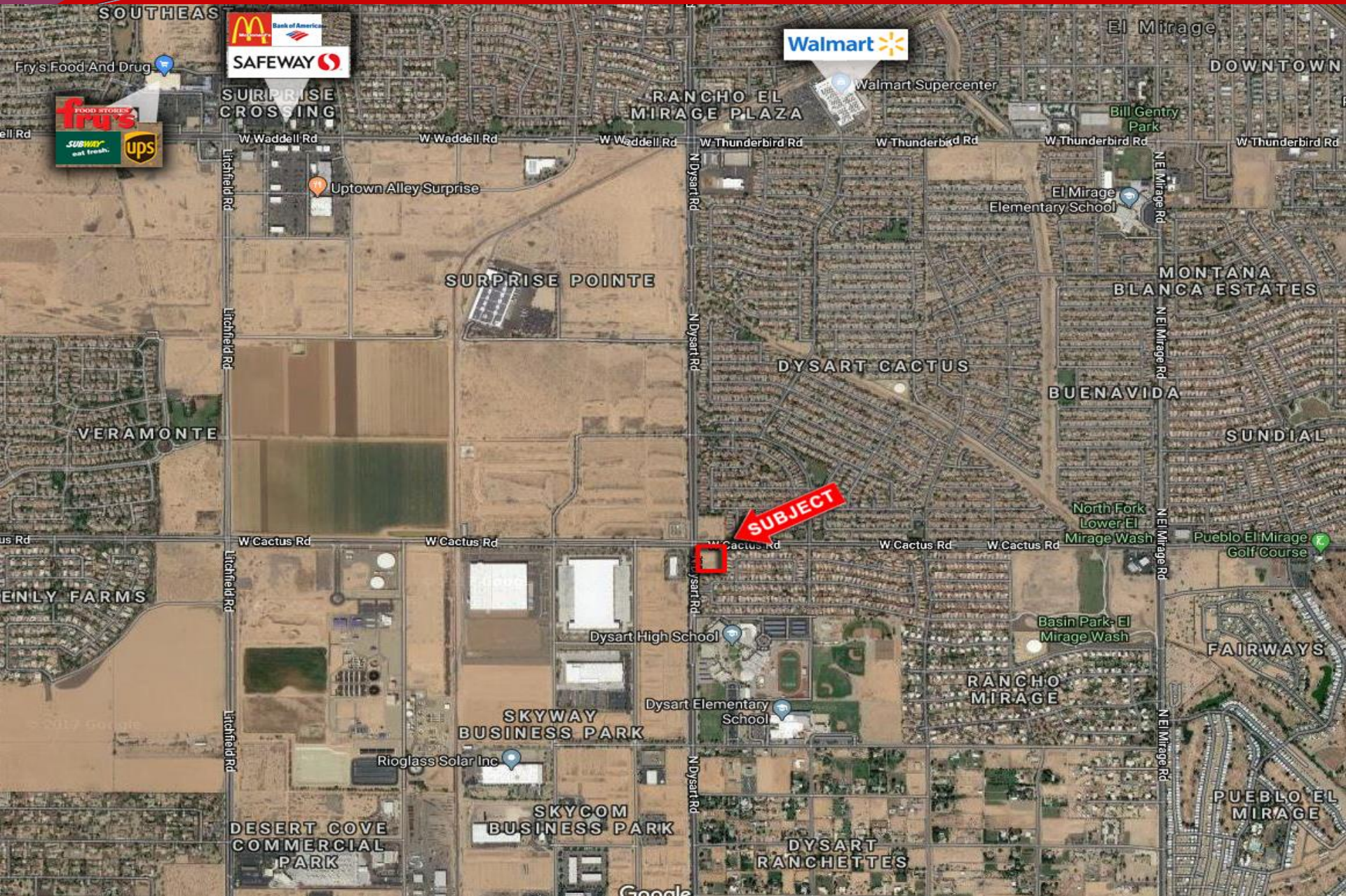
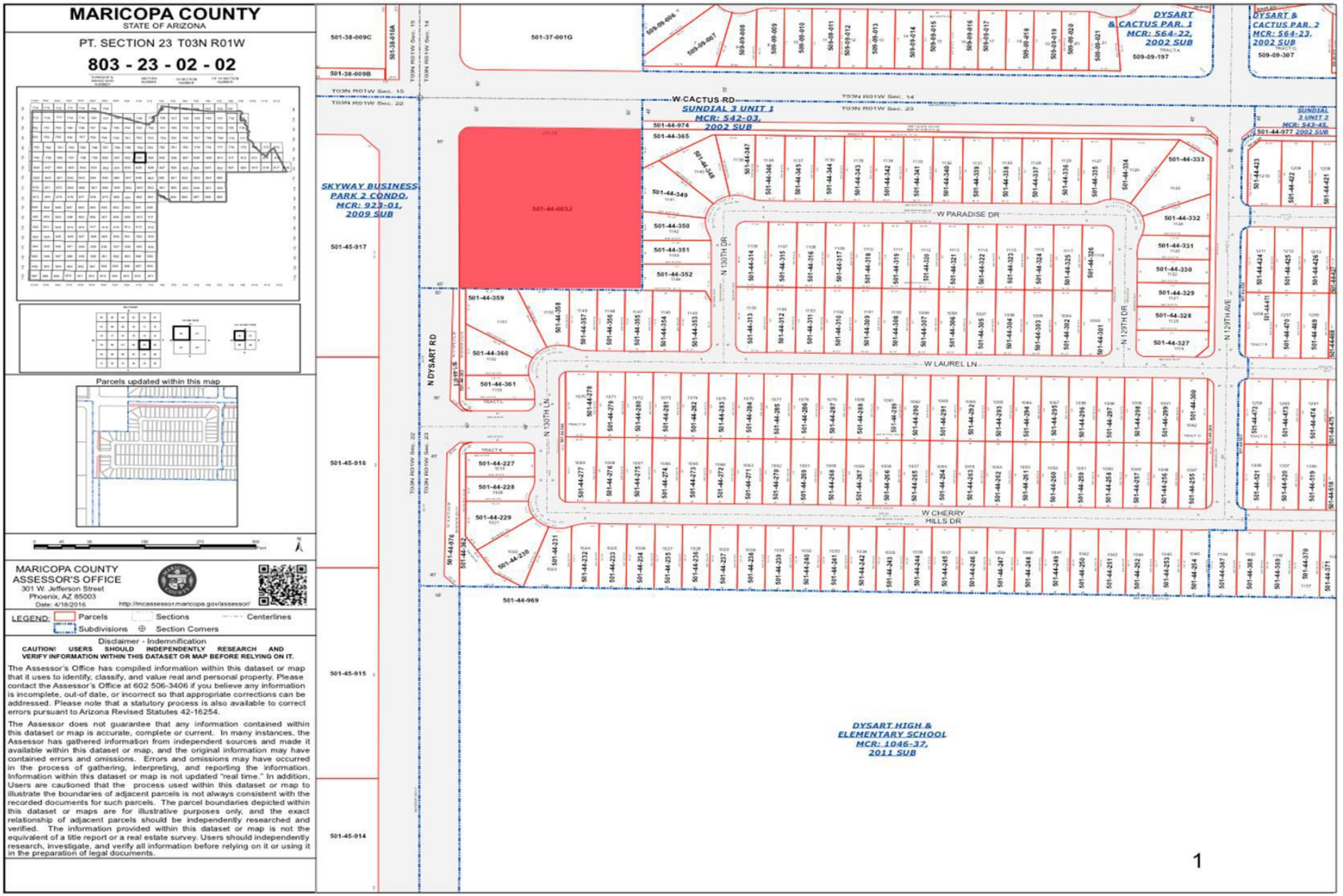
Retail Map



Parcel Map


MARICOPA COUNTY
STATE OF ARIZONA
PT. SECTION 23 T03N R01W
803 - 23 - 02 - 02
Parcels updated within this map
MARICOPA COUNTY ASSESSOR'S OFFICE
301 W Jefferson Street
Phoenix, AZ 85003
Date: 4/18/2016
http://mcassessor.maricopa.gov/assessor/
LEGEND: Parcels Sections Centerlines Subdivisions Section Corners
Disclaimer - Indemnification
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The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.
The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.
W CACTUS RD
SUNDIAL 3 UNIT 1 MCR: 542-03, 2002 SUB
DYSART & CACTUS PAR. 1 MCR: 564-22, 2002 SUB
DYSART & CACTUS PAR. 2 MCR: 564-23, 2002 SUB
SUNDIAL 3 UNIT 2 MCR: 543-45, 2002 SUB
SKYWAY BUSINESS PARK 2 CONDO, MCR: 923-01, 2009 SUB
W PARADISE DR
W LAUREL LN
W CHERRY HILLS DR
N DYSART RD
N 130TH DR
N 130TH LN
N 129TH DR
N 129TH AVE
DYSART HIGH & ELEMENTARY SCHOOL MCR: 1046-37, 2011 SUB