

LAND
AVAILABLE
FOR SALE
AVONDALE, AZ

NWC LOWER BUCKEYE RD & 107TH AVE AVONDALE, AZ



PROPERTY INFORMATION

FEATURES:

- LOCATED ON THE HARD CORNER OF A SIGNALIZED INTERSECTION
- STRONG HOUSEHOLD INCOMES
- MULTIPLE LARGE NATIONAL RETAILERS IN THE IMMEDIATE TRADE AREA
- ±2.5 MILES SOUTH OF THE I-10 (±210,079 VPD)
- ±1 MILE FROM LA JOYA COMMUNITY HIGH SCHOOL (±2,340 STUDENTS)

PROPERTY SIZE:

- ±1.68 ACRES (±73,181 SF)

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI 2021

2021 ESTIMATED POPULATION

1 MILE:	16,806
3 MILE:	68,933
5 MILE:	162,897

2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$80,547
3 MILE:	\$78,978
5 MILE:	\$77,751

2021 ESTIMATED TRAFFIC COUNTS ESRI 2021

N/S ON 107TH AVENUE: ±9,219 VPD
E/W ON LOWER BUCKEYE ROAD: ±22,781 VPD

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