



FOR SALE | LAND

Multi Family Development Opportunity On Light Rail

1219 S McClintock | Tempe, AZ 85281

PRESENTED BY:

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LRA

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PROPERTY SUMMARY

Sale Price:	\$1,450,000
Lot Size:	41,948 SF
APN #:	132-66-021
Cross Streets:	South McClintock Drive & East 12th Street
Traffic Count:	47,000

PROPERTY OVERVIEW

Potential Multi-Family Land This great development opportunity includes 41,948 sf of property located right along the light rail of Apache Blvd and McClintock. Less than a mile from ASU, the property is in a high traffic area that includes private parking.

PROPERTY HIGHLIGHTS

- Multi Family Development
- High Traffic
- Frontage on McClintock
- Less then 1 mile from ASU
- Private Parking
- Less the 100 Ft from Major intersection
- Great development opportunity

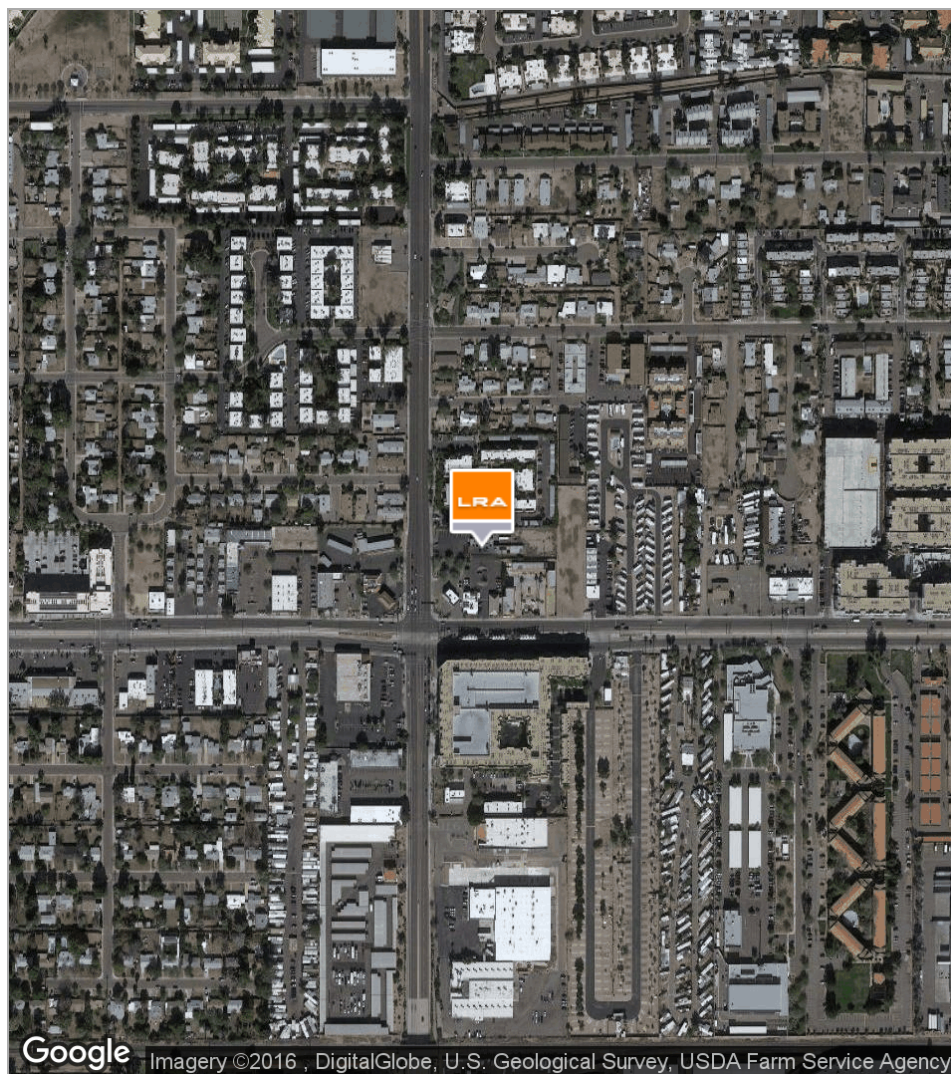
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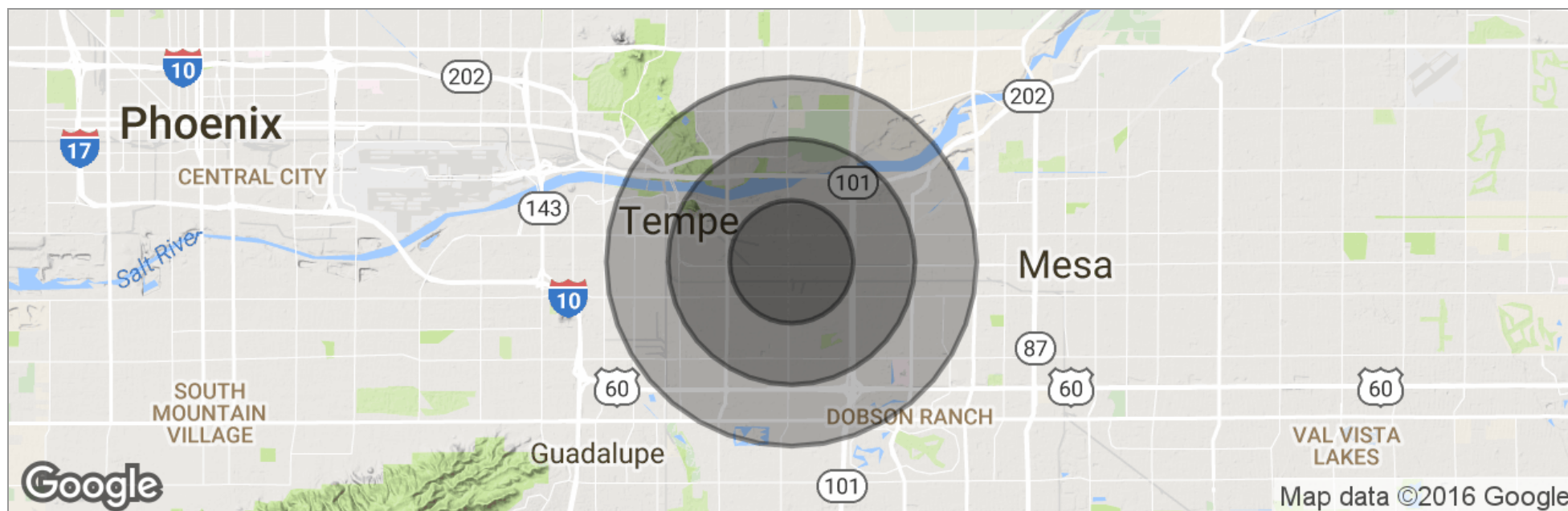
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	1 Mile	2 Miles	3 Miles
Total Population	23,735	62,890	127,294
Population Density	7,555	5,005	4,502
Median Age	25.5	26.8	28.7
Median Age (Male)	25.7	26.9	28.5
Median Age (Female)	25.1	26.6	29.0
Total Households	10,204	24,369	49,603
# of Persons Per HH	2.3	2.6	2.6
Average HH Income	\$38,584	\$47,957	\$52,035
Average House Value	\$177,925	\$215,662	\$224,278

* Demographic data derived from 2010 US Census