

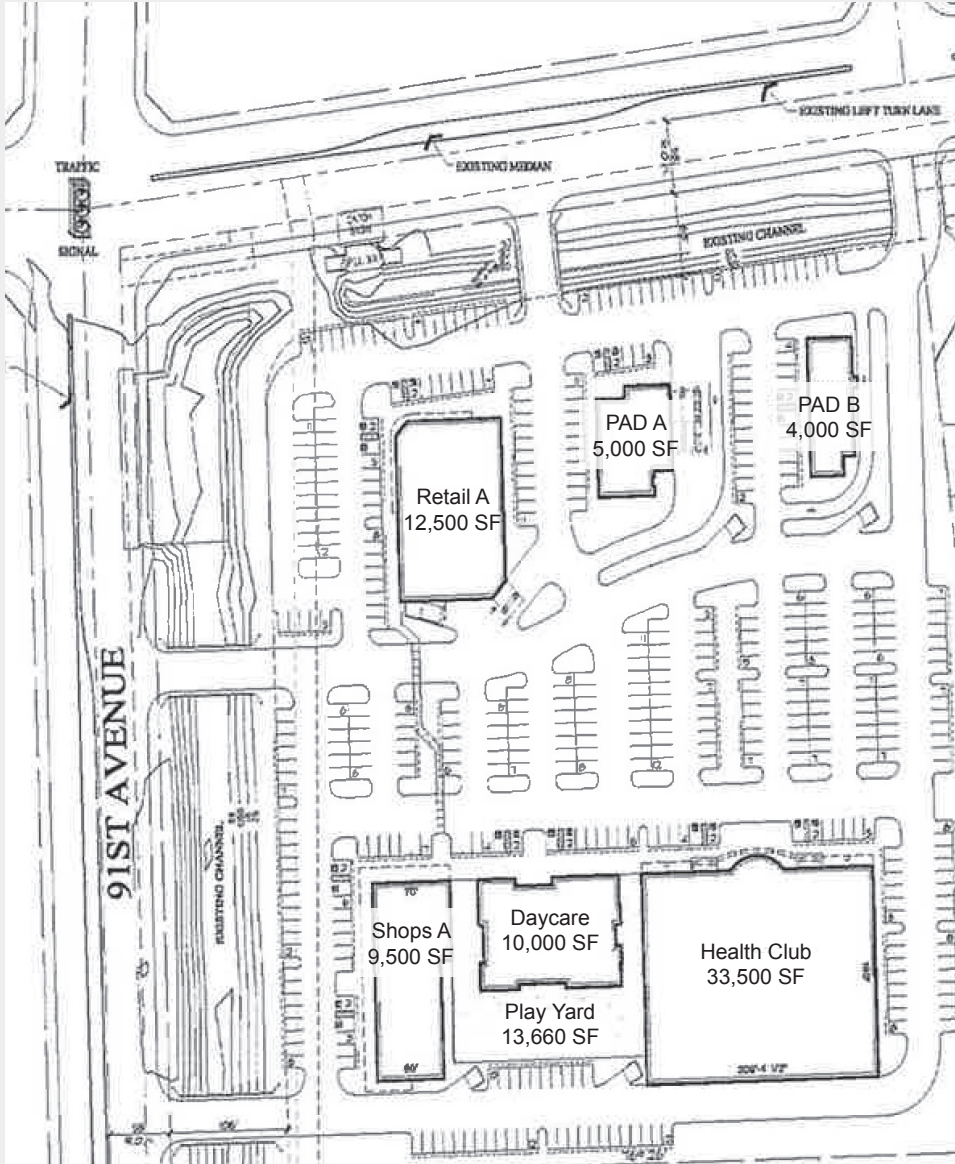
SEC 91st Ave & Lower Buckeye

Tolleson, Arizona 85353

For Sale or Lease

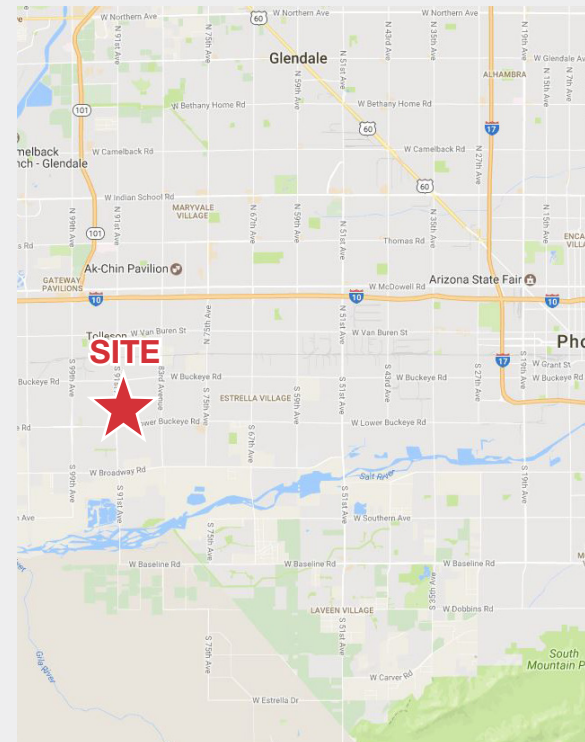
±12.19 Acres
Hard Corner
Development
Opportunity

SITE PLAN



Property Features

- Hard corner, signalized intersection
- 12.19 Acres (530,840 SF), can be split into smaller parcels
- Owner willing to sell, ground lease or build-to-suit
- Zoning | C-1
- 2.5 Miles from I-10 & Loop 101 Freeway



FOR SALE OR LEASE

Smaller Pads Sale Price: **\$14.50/SF**

Larger Pads (5+ Ac) Sale Price: **\$8.50/SF**

Lease: **Call for Rates**

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Demographics

2016 Total Population

Pop Growth 2016-2021

Average HH Income

Average Age

1 Mile

14,046

8.94%

\$62,693

28.60

3 Mile

55,191

8.44%

\$60,631

30.00

5 Mile

182,005

8.23%

\$57,404

30.20

Traffic Counts

W Lower Buckeye: 12,623 VPD

S 91st Ave: 7,956 VPD

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