

# C-2 Pads | For Sale or Lease

SEC of 107th Ave & Lower Buckeye Road, Phoenix, AZ



## PROPERTY HIGHLIGHTS

- Join QuikTrip, at an up and coming Phoenix/Avondale location!
- Zoned C-2, City of Phoenix
- Strategically located in a rapidly growing trade area with over 8,600 homes in the development pipeline
- Up to 6.6 acres available with utilities and offsite improvements to be delivered by Seller

## DEMOGRAPHICS

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Total Population	31,600	118,700	268,300
Average HH income	\$89,100	\$86,700	\$83,300

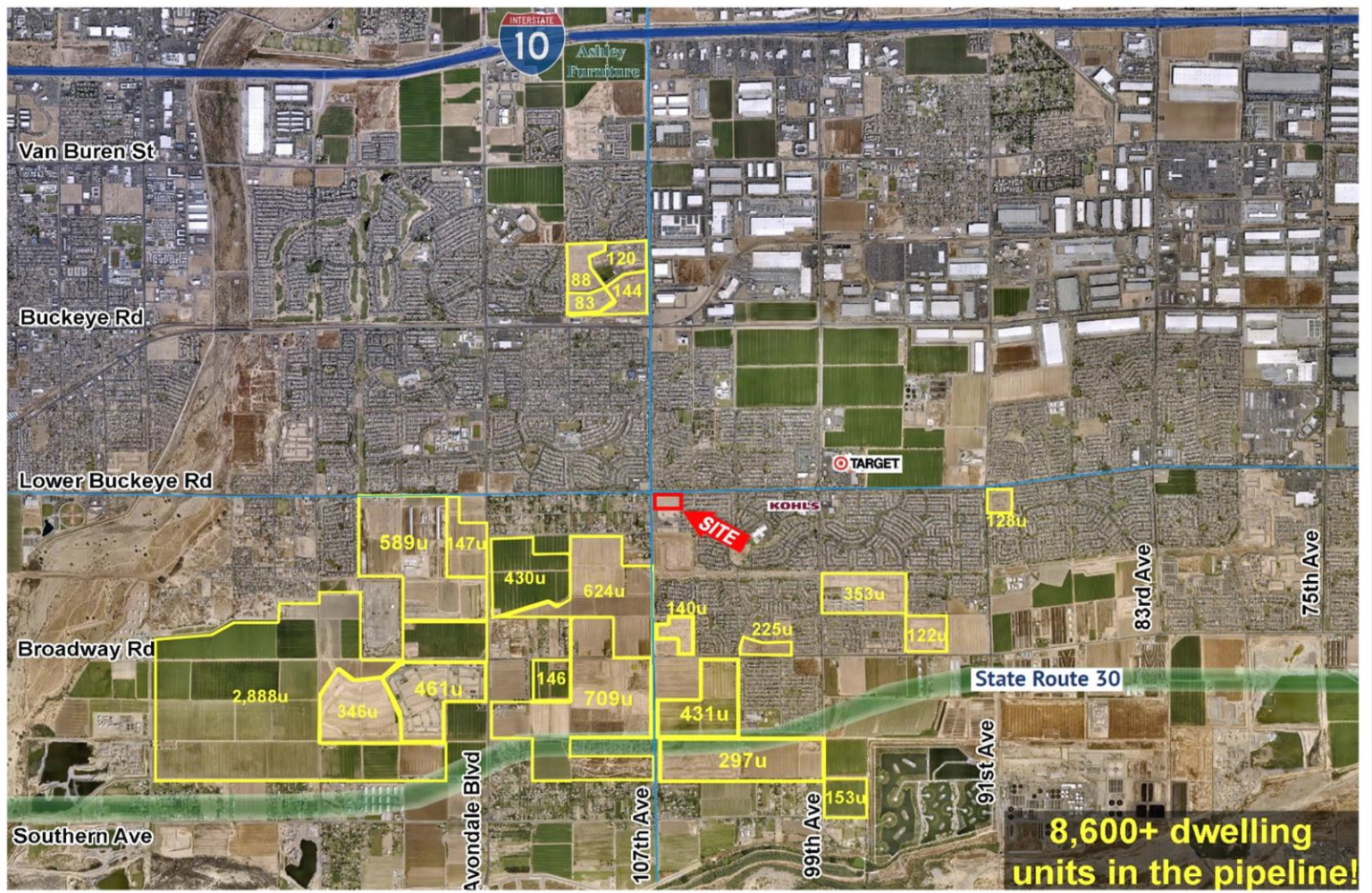
Source: Crexi.com

**E M P I R E**  
COMMERCIAL REAL ESTATE

Contact: Steve Parsons, Broker

Cell: 602-321-9555

[sparsons@empirecommercial.com](mailto:sparsons@empirecommercial.com)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.