W Riley Dr

NEC Riley Dr & Eliseo
Avondale, AZ 85323 - West I-10 Submarket
Land of 5 AC

Sale

For Sale	$1,306,800 ($261,360/AC - $6.00/SF)		
Sale Type	Investment	Status	Active

Land

Type	2 Star Commercial Land		
Zoning	A-1		
Land AC - Gross	5.00 AC	Land SF - Gro…	217,800 SF
Off Sites	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water		
Current Use	Industrial		
Parcel	500-26-002D		
Taxes	$0.12/SF (2012)		
Walk Score®	Car-Dependent (29)		
Transit Score®	Some Transit (31)		

Land Notes

Excellent location just minutes from the I-10/Dysart Interchange in booming Avondale/Goodyear commercial/residential corridor. Zoned A-1, which allows outdoor storage uses. Property ready for industrial or business development.

Location

Zip	85323
Submarket	West I-10
Submarket Cluster	West Phoenix
Market	Phoenix
County	Maricopa
State	Arizona
CBSA	Phoenix-Mesa-Scottsdale, AZ
DMA	Phoenix, AZ

Property Contacts

Recorded Owner	Cold Water Seven Llc
Sale Broker	Tang Realty

Demographics

	1 Mi	3 Mi
Population	12,874	71,667
Households	3,950	22,336
Average Age	31.50	32.30
Median HH Income	$42,284	$56,828
Daytime Employees	3,155	23,177
Population Growth '17-'22	7.7%	8.0%
Household Growth '17-'22	8.0%	8.2%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Elesio C Felix Jr W…	Eliseo C Felix Jr …	1,807	2015	0.31 mi
N 8th St	E Jackson St N	18,298	2015	0.34 mi
E Buckeye Rd	S Dysart Rd W	19,214	2015	0.42 mi
W Van Buren St	N 127th Ave E	17,394	2015	0.66 mi
W Van Buren St	E Van Buren St W	18,214	2012	0.66 mi

Made with TrafficMetrix® Products

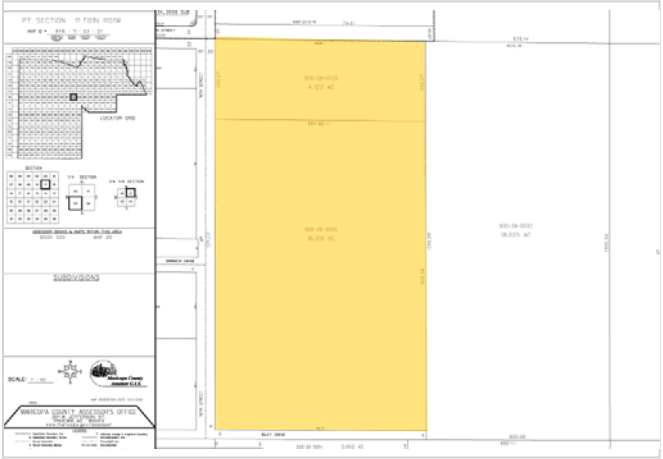
Assessment

2016 Assessment		
Improvements	$900,000	
Land	$339,300	$1.56/SF
Total Value	$1,239,300	

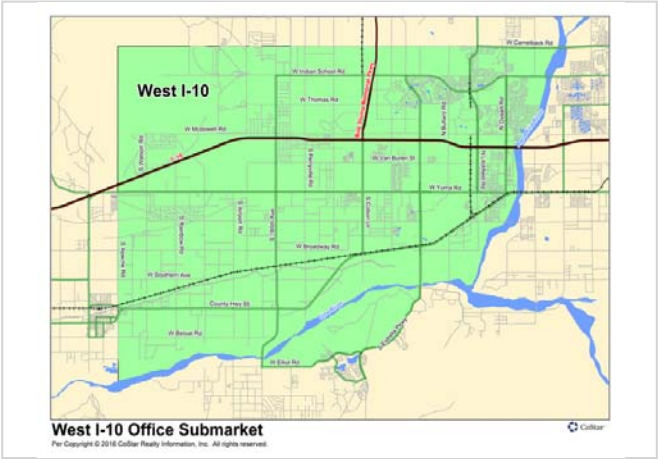
Property ID: 1303562

Building Images

Primary Photo

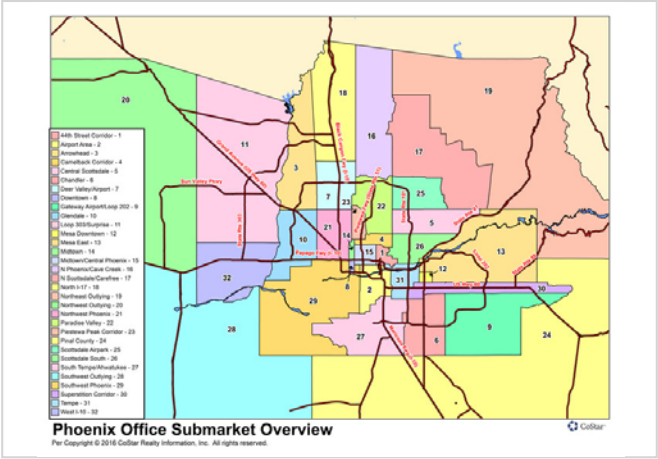


Plat Map

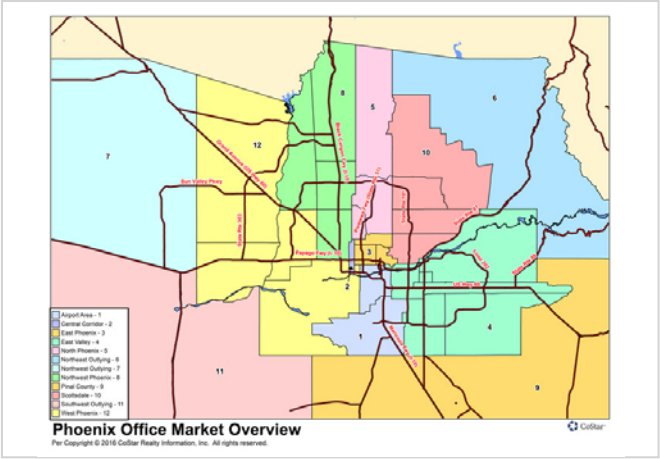


West I-10 Office Submarket Map

West Phoenix Office Market Map



Phoenix Office Submarket Overview Map



Phoenix Office Market Overview Map