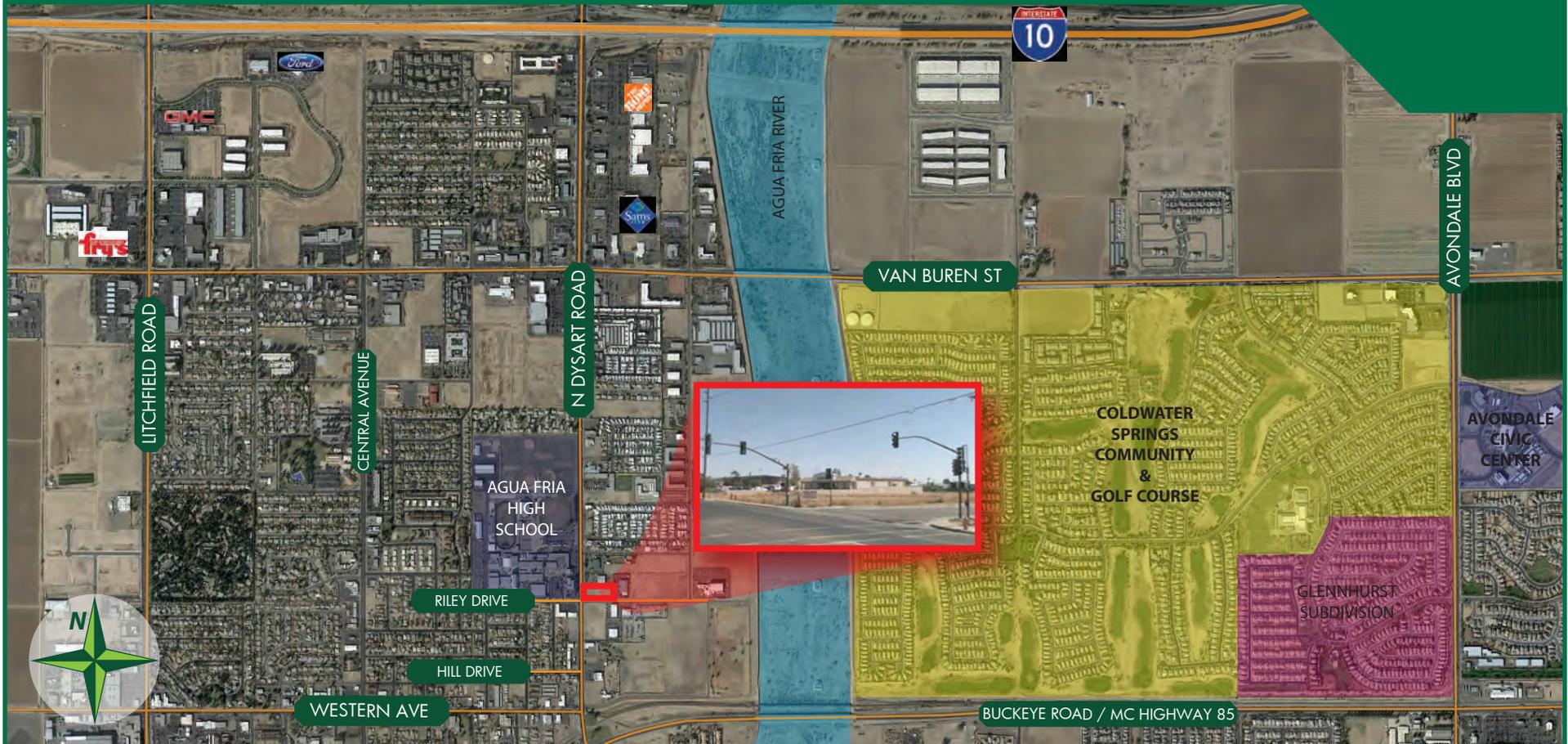


COMMERCIAL LAND OPPORTUNITY

NEC DYSART ROAD & RILEY DRIVE

N DYSART ROAD, AVONDALE, AZ 85323

PROPERTY
FOR
SALE



BOBBIE LORRAINE MASTRACCI, CCIM

ASSOCIATE BROKER, PRESIDENT - ASSET SALES & LEASING DIVISION
CLSS, CCSS

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**DON BENNETT
& ASSOCIATES, INC**
REALTY AND DEVELOPMENT

B-30-11-080511

The information contained herein is deemed reliable, however Don Bennett & Associates, Inc., its assigns, representatives, agents or associates do not guarantee it or warrant it; it may be changed or be updated without notice; it is recommended that all persons relying on any information supplied satisfy themselves as to the accuracy of same including but not limited to the environmental condition of the property. It is recommended that all persons make their own independent investigation of the environmental condition of the property.

COMMERCIAL LAND OPPORTUNITY

NEC DYSART RD &
RILEY DRIVE

PRICING

- Sale: \$189,000 (\$3.50/SF)

SIZE

- ±1.24 Acres
- ±54,000 SF
- Approx. 150' Frontage on Dysart Road
- Approx. 360' Frontage on Riley Drive

ZONING

- C-2 Commercial – City of Avondale

PROJECT HIGHLIGHTS

- Located @ Lighted Intersection
- Walking Distance to Agua Fria High School
- Great Freeway Access
- Level Grade
- Full Diamond Interchange @ Dysart Rd & I-10
- Less than ¼ Mile from Highway 85
- Near Avondale City Center



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
2010 Population (Est'd)	14,265	65,724	163,881
2015 Population (Projected)	15,678	78,718	197,709
Median Household Income	\$45,819	\$63,403	\$68,790

**2010 Data from CoStar Property*

Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Radius									
Total Businesses	353	1,415	2,798	3,682	18,115	36,849	10	13	13
Total Retail	102	367	716	1,265	6,063	12,115	12	17	17
Financial/Insurance/Real Estate	38	174	316	203	1,206	2,657	5	7	8
Services	159	593	1,163	1,733	6,695	11,665	11	11	10
Agriculture/Mining	4	26	56	5	215	386	1	8	7
Construction	11	74	184	160	561	1,067	15	8	6
Manufacturing	5	33	82	36	771	3,790	7	23	46
Transp/Commun/Pub Util	13	58	116	25	173	1,142	2	3	10
Wholesale Trade	14	51	104	79	1,026	2,011	6	20	19
Government	7	39	61	176	1,405	2,016	25	36	33



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