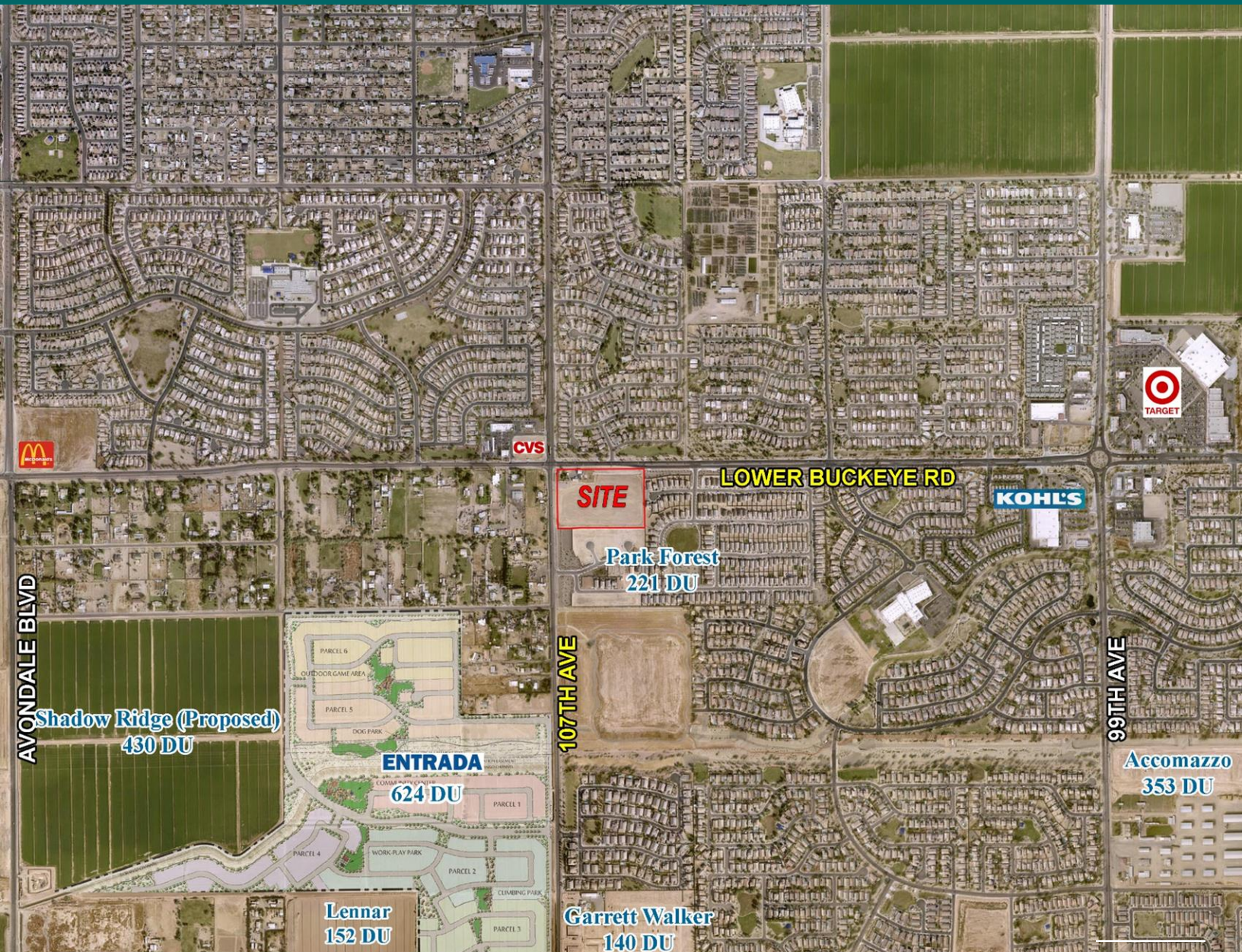


C-2 Pad For Sale

SEC of 107th Ave & Lower Buckeye Road



PROPERTY HIGHLIGHTS

- Join QuikTrip, at a 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
- 1-acre pads available with cross access, utilites and offsite improvements to be delivered by Seller

DEMOGRAPHICS

| | 1-mile | 2-mile | 3-mile |
|-------------------|----------|----------|----------|
| Total Population | 16,936 | 44,990 | 76,516 |
| Average HH income | \$81,320 | \$82,420 | \$79,269 |

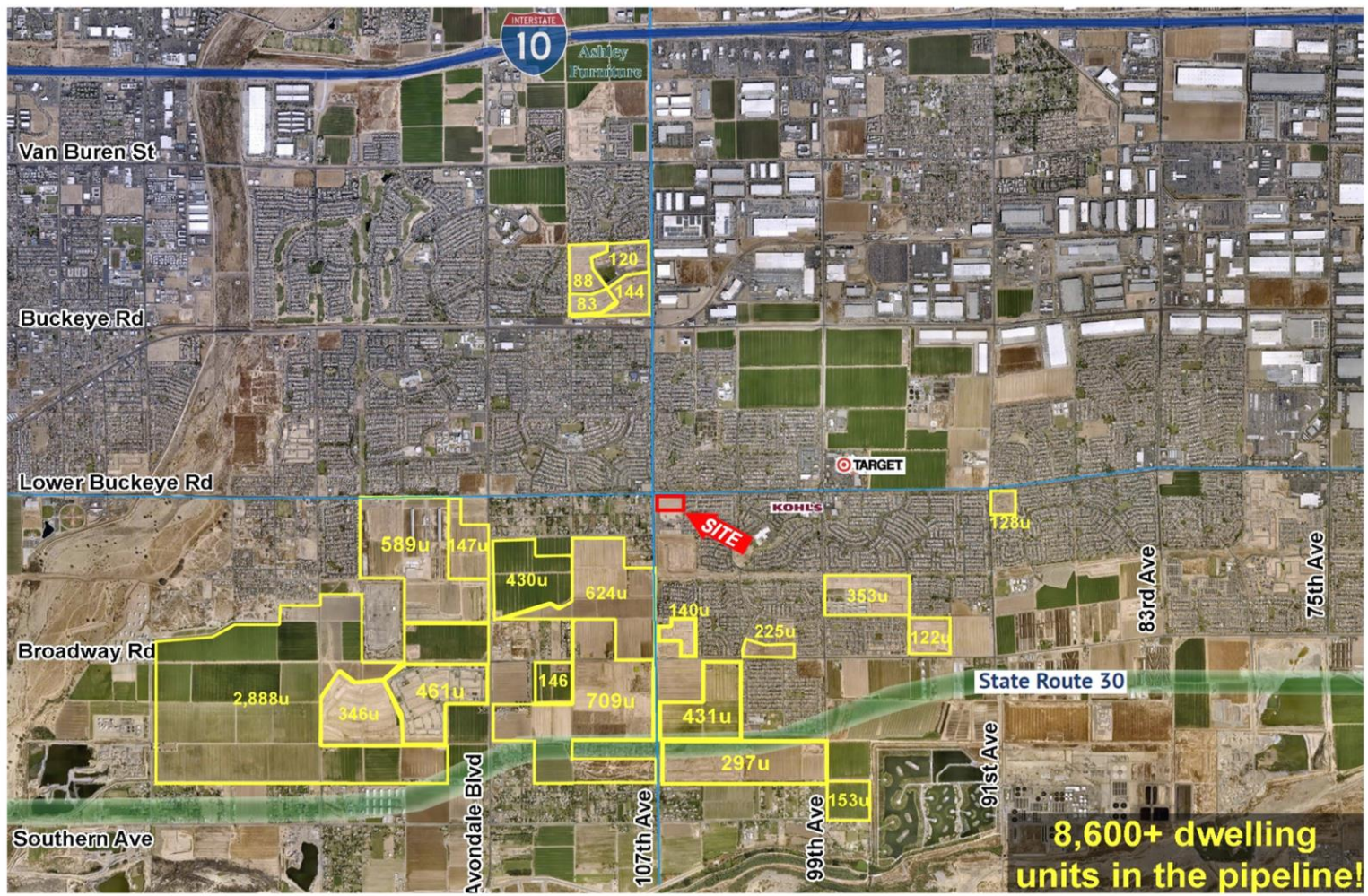
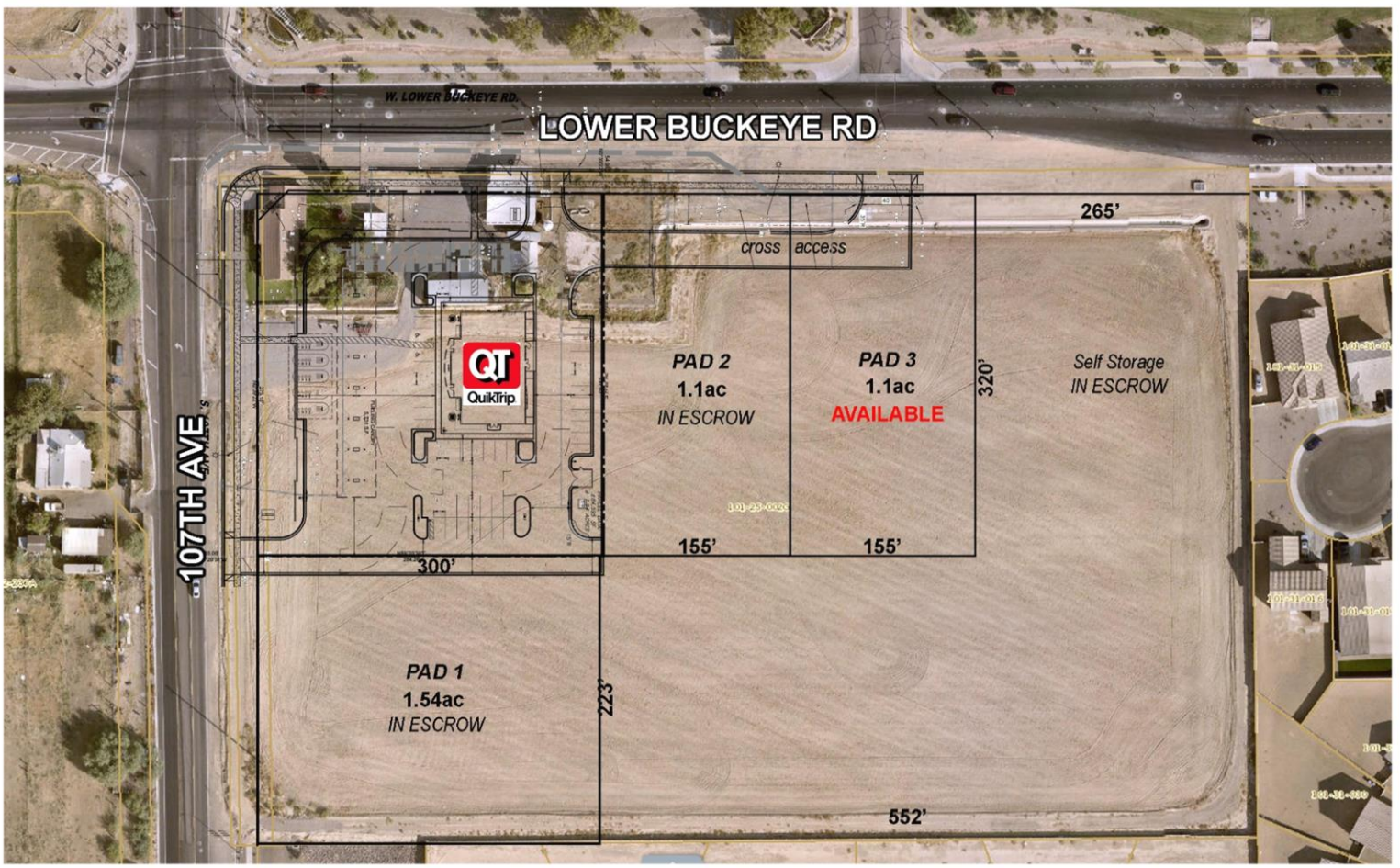
EMPIRE
COMMERCIAL REAL ESTATE

John "Steve" Parsons, Exclusive Agent

Cell: 602-321-9555

sparsons@empirecommercial.com

LOWER BUCKEYE RD



8,600+ dwelling units in the pipeline!

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