



**FOR SALE | LAND**

# 1710 N GRAND DR

Apache Junction, AZ 85120

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$950,000
<b>Lot Size:</b>	5.0 Acres
<b>APN #:</b>	100-32-032
<b>Zoning:</b>	[GR] General Rural Zoning District
<b>Cross Streets:</b>	Delaware Dr and Smoketree St

## PROPERTY OVERVIEW

5-acre hard corner vacant land is now available for sale. The fenced property is perfectly positioned at the southeast corner of Delaware Dr and Smoketree St. Located less than 2 miles from AZ-88 Hwy, 3 miles from US Hwy 60, and 3.7 miles from Loop 202 Fwy. This site features utilities onsite and potential for multiple uses including equestrian center, RV/mobile home park, rental home redevelopment.

## PROPERTY HIGHLIGHTS

- 5 AC hard corner site near Downtown Apache Junction
- Fenced vacant land with utilities on site
- Multiple-use potential including equestrian center, RV/mobile home park, rental home redevelopment
- Nearby access to Loop 202, US Hwy 60, and State Route 88
- Excellent surrounding views from Superstition and Goldfield Mountains
- Close to desired outdoor activity destinations like Tonto Forest, hiking/riding trails, and more!

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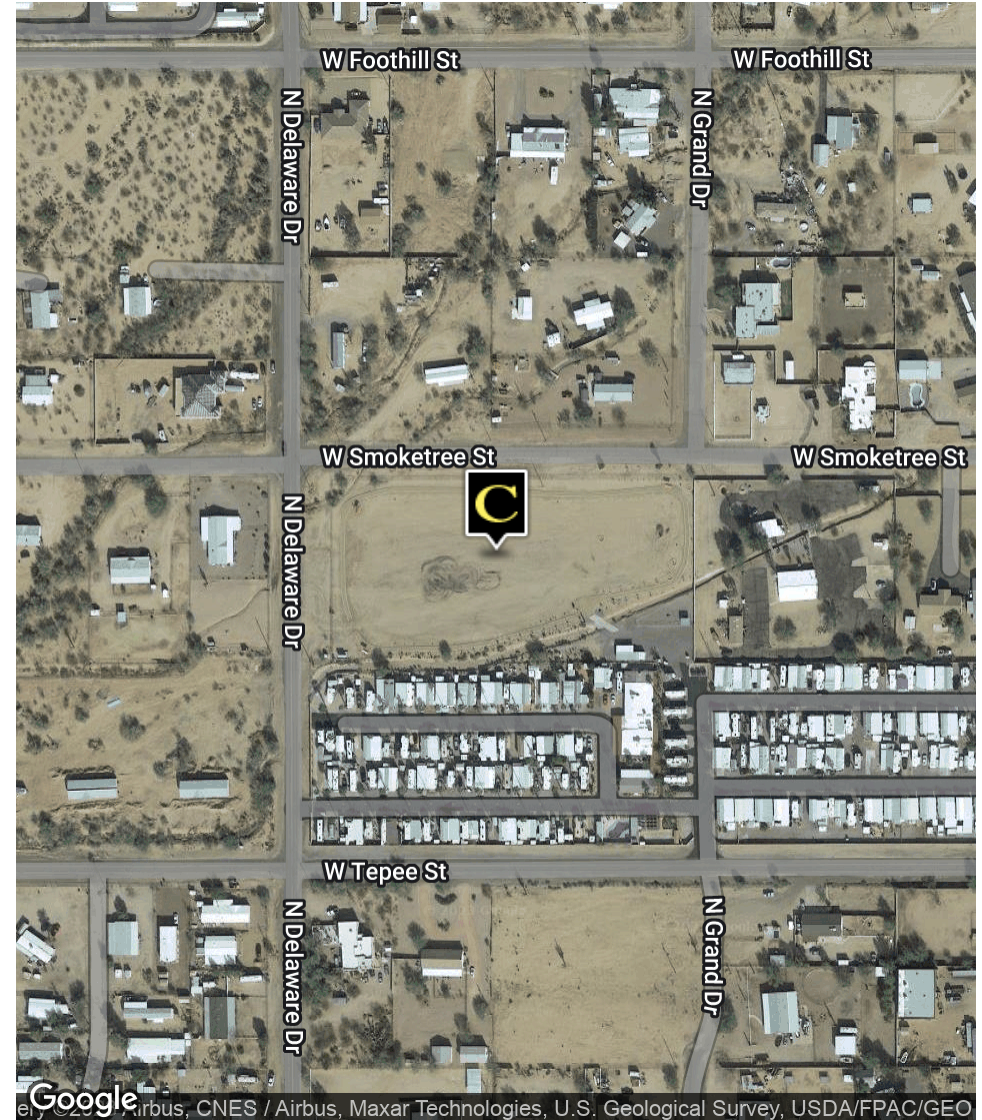
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,012	55,471	123,506
Average Age	50.1	48.0	47.3
Average Age (Male)	48.3	47.2	46.6
Average Age (Female)	51.0	49.3	48.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,287	28,675	63,334
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$42,177	\$51,754	\$58,707
Average House Value	\$102,686	\$153,372	\$182,003

\* Demographic data derived from 2020 ACS - US Census

