

SEC COTTON LANE & OLIVE AVENUE

8925 N COTTON LANE, WADDELL, AZ 85355

LAND | FOR SALE



PROPERTY DESCRIPTION

Cotton & Olive are fully improved
Prime location near 303
Multiple subdivisions under development in the near area
Curb cuts on both Cotton & Olive
Citrus grove with a beautiful home on the property
Streets are 4 lanes with a median
C-3 zoning on the corner allows a variety of commercial uses

OFFERING SUMMARY

Sale Price:	\$3,000,000 (\$9.45/sf)
Lot Size:	+/- 7.29 Acres
APN:	501-05-006H
Zoning:	RU-43 & C-3
Glendale General Plan:	Regional Mixed Use
Off-sites:	All curb, gutter, sidewalks are installed (estimated value of off-site improvements are \$2/sf)
Water:	EPCOR
Sewer:	EPCOR (by expansion of CC&N)
Power:	APS

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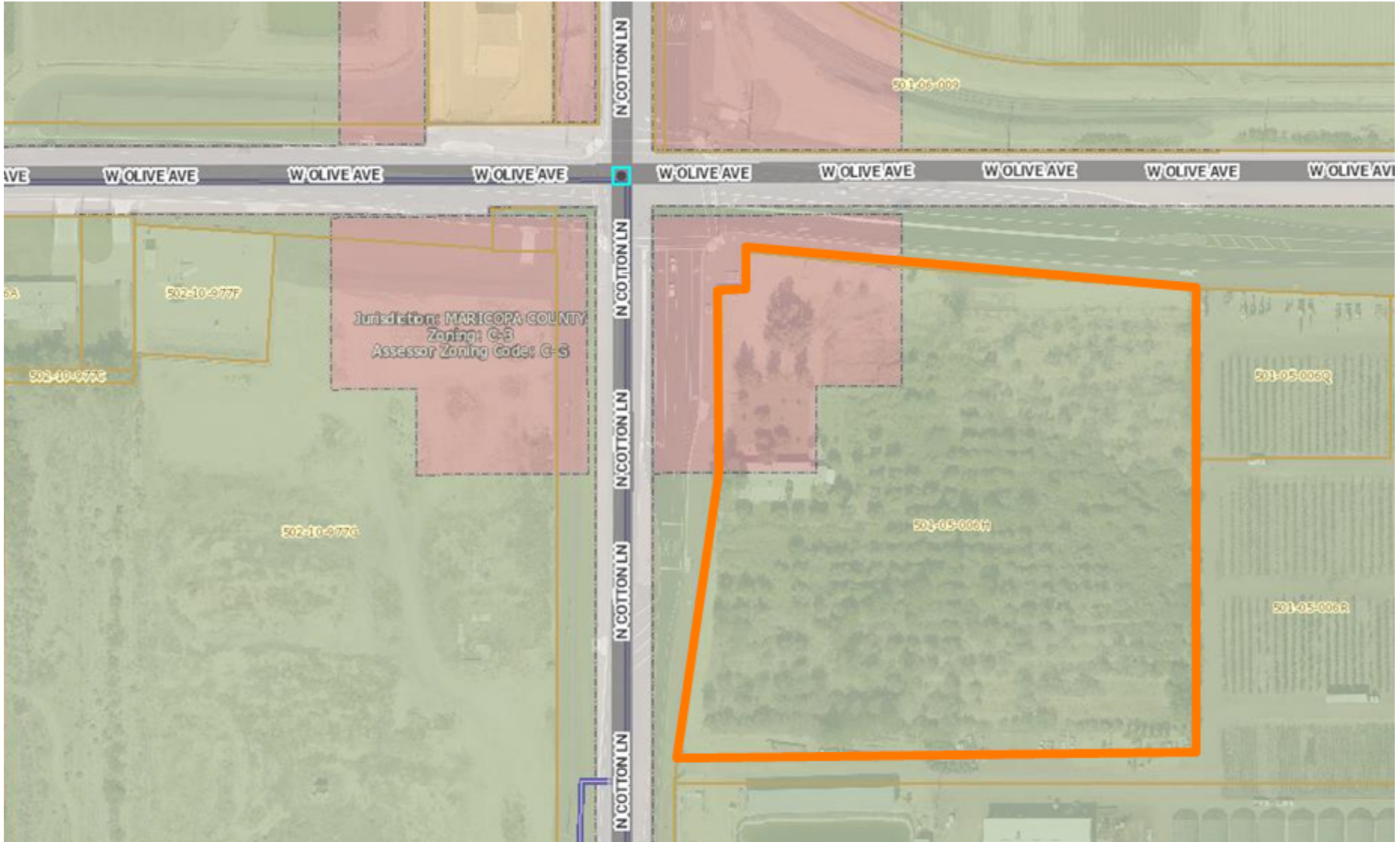
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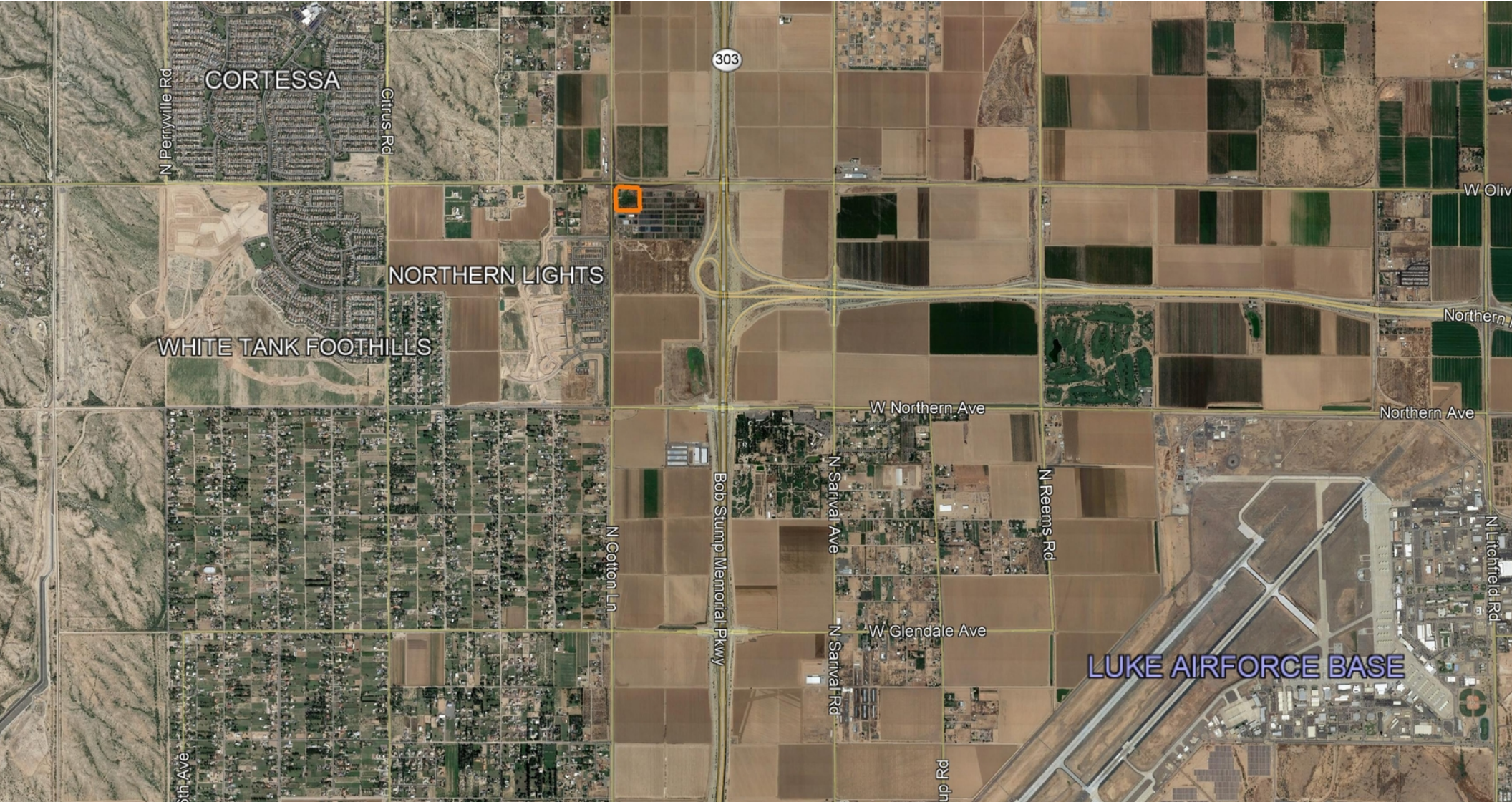
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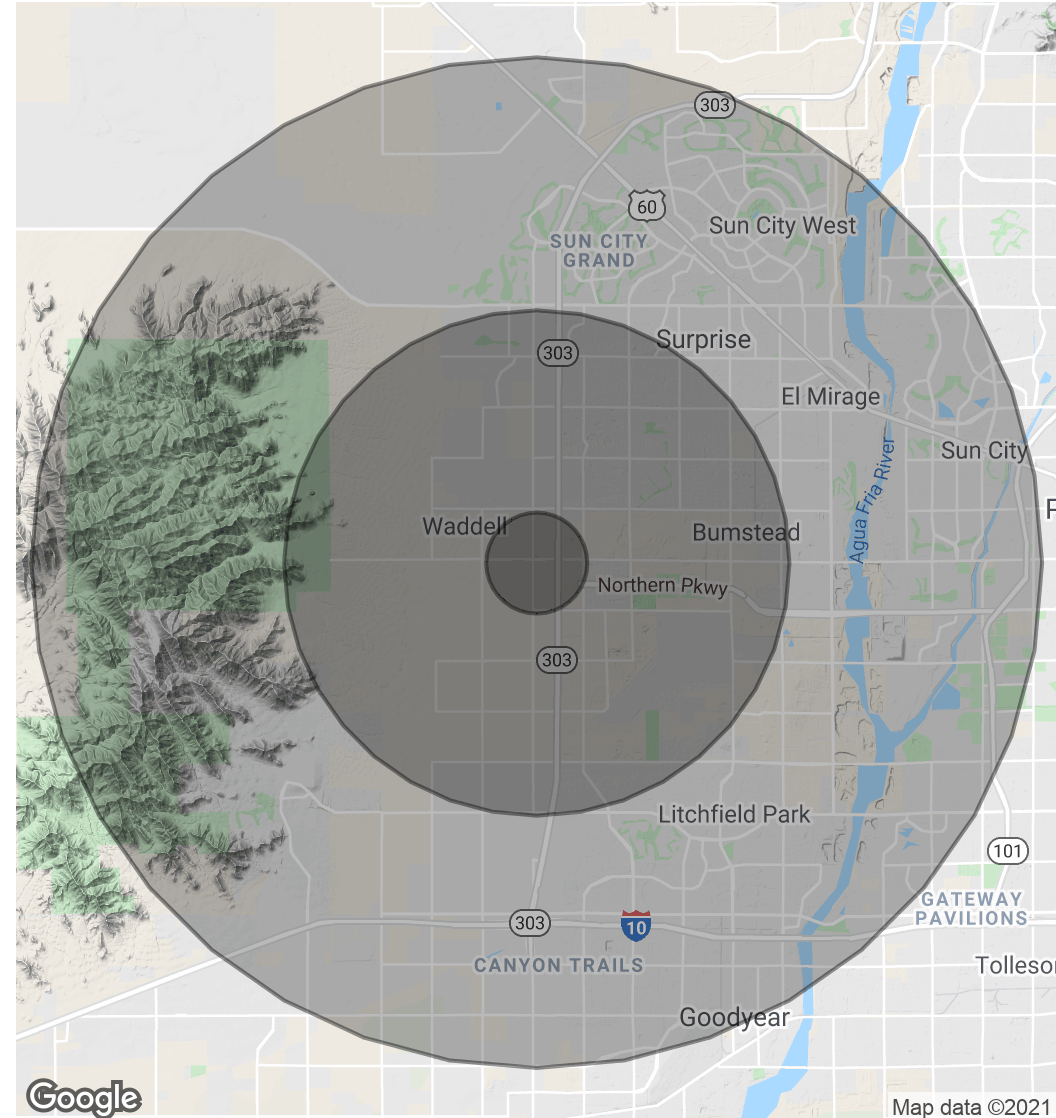
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	931	65,437	351,484
Average age	30.4	29.9	39.1
Average age (Male)	31.6	29.9	38.3
Average age (Female)	28.8	29.8	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	281	20,207	130,255
# of persons per HH	3.3	3.2	2.7
Average HH income	\$94,616	\$78,083	\$68,750
Average house value		\$259,647	\$265,850

* Demographic data derived from 2010 US Census



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