



FOR SALE | LAND

2423 E Apache Blvd

2423 E Apache Blvd | Tempe, AZ 85281

PRESENTED BY:

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PROPERTY SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.95 Acres
APN #:	134-35-034C
Zoning:	CG & CSS
Cross Streets:	Price Freeway and Apache

PROPERTY OVERVIEW

Multi-Family Development Opportunity This property is close to the Price Freeway and only steps away from the Price/101 Station of the Light Rail. It has been previously occupied as a retail flower shop and has great potential for a new development of apartment or flex buildings. With the property being only a 4 mile Light Rail ride from ASU, 1 1/2 miles from Mesa Community College and Banner Desert Medical Center it can suit various business opportunities.

PROPERTY HIGHLIGHTS

- Steps from Light Rail
- Less than a mile from Price Freeway
- Short Light Rail Ride from ASU
- 1 1/2 Miles from Mesa Community College
- 1 1/2 Miles from Banner Desert Medical Center
- 1 Mile from East Valley Institute of Technology

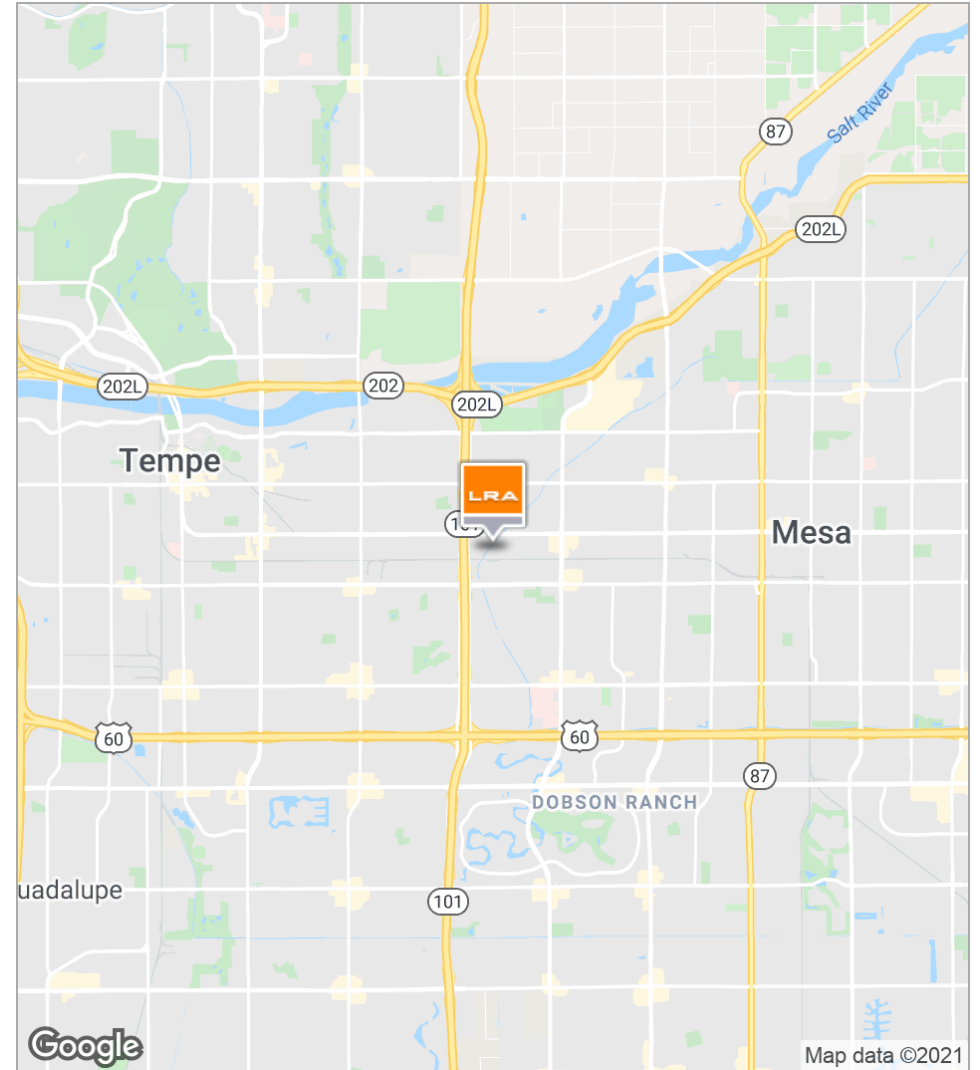
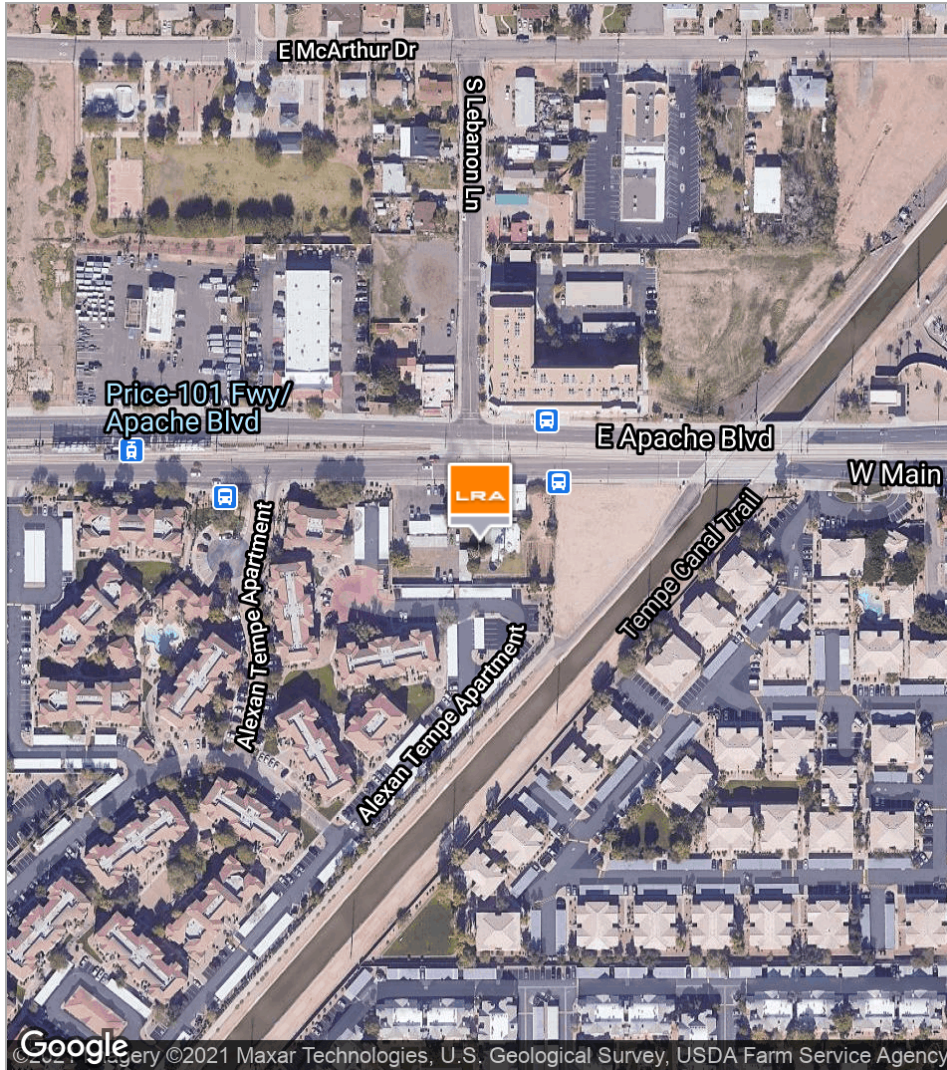
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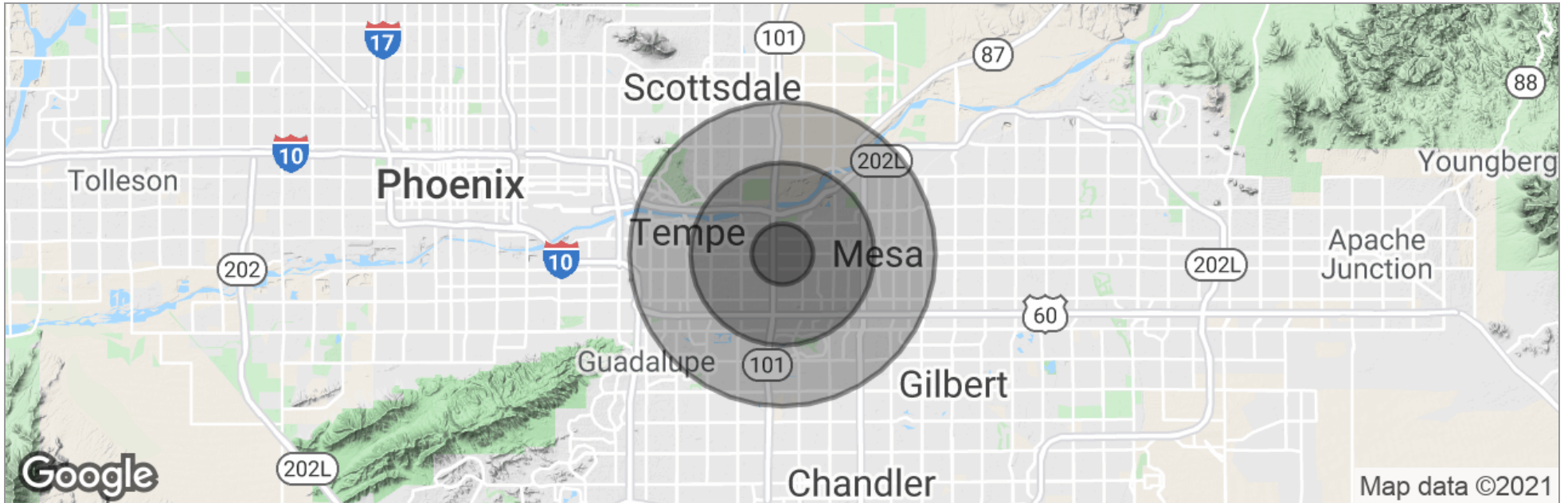
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	1 Mile	3 Miles	5 Miles
Total Population	16,661	128,708	334,203
Population Density	5,303	4,552	4,255
Median Age	27.8	29.6	31.1
Median Age (Male)	28.3	29.2	30.4
Median Age (Female)	27.4	30.2	31.8
Total Households	7,048	52,909	129,988
# of Persons Per HH	2.4	2.4	2.6
Average HH Income	\$41,648	\$49,508	\$56,523
Average House Value	\$165,782	\$187,996	\$219,114

* Demographic data derived from 2010 US Census

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