

NAI Horizon



INTERSTATE 10 (196,965 VPD)

For Sale
**4.62 Acres in
 Historic Avondale**

Dysart Rd & Van Buren

Avondale, AZ 85323

Property Features

- Dysart road frontage
- 4.62 Acres of C-2 land in Historic Avondale
- Fully improved with existing curb cut
- All utilities on site
- C-2 zoning
- Only \$3.47/SF
- Located in Avondale infill incentive area (50% off permit and impact fees)
- Dysart Rd recently improved with new pedestrian lighting, sidewalk and landscape
- Located in opportunity zone
- Potential for rezone to multi-family
- Close proximity to I-10
- Historic Avondale



SUBJECT



For Sale: \$699,000 (\$3.47/SF)

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Property
Aerial

For Sale

Dysart Rd & Van Buren



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Dysart Rd & Van Buren

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,816	77,238	180,580
Average age	32.80	32.70	34.50
Average age (Male)	27.7	27.2	29.1
Average age (Female)	34.8	30.8	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,612	24,484	58,371
# of persons per HH	3.20	3.20	3.10
Average HH income	\$46,780	\$69,806	\$80,487
Average house value	\$216,359	\$220,006	\$274,312

* Demographic data derived from 2010 US Census

