

FOR SALE | OPPORTUNITY ZONE DEVELOPMENT LAND



NWC

Old West Highway & Tomahawk Rd
Apache Junction | AZ



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PROPERTY FEATURES

- **Price:** \$5,000,000
- **Size:** +/- 33 Acres
- **Parcel #:** 102-02-001B
102-02-002B
102-02-011
- **Zoning:** RM-2 (15.28 Acres, Multifamily Residential up to 22 DU/Acre)
B-1 (16.68 Acres, General Commercial)
B-1/PD (1.0 Acre, General Commercial, Planned Development Overlay)
- **Jurisdiction:** City of Apache Junction

DEMOGRAPHICS

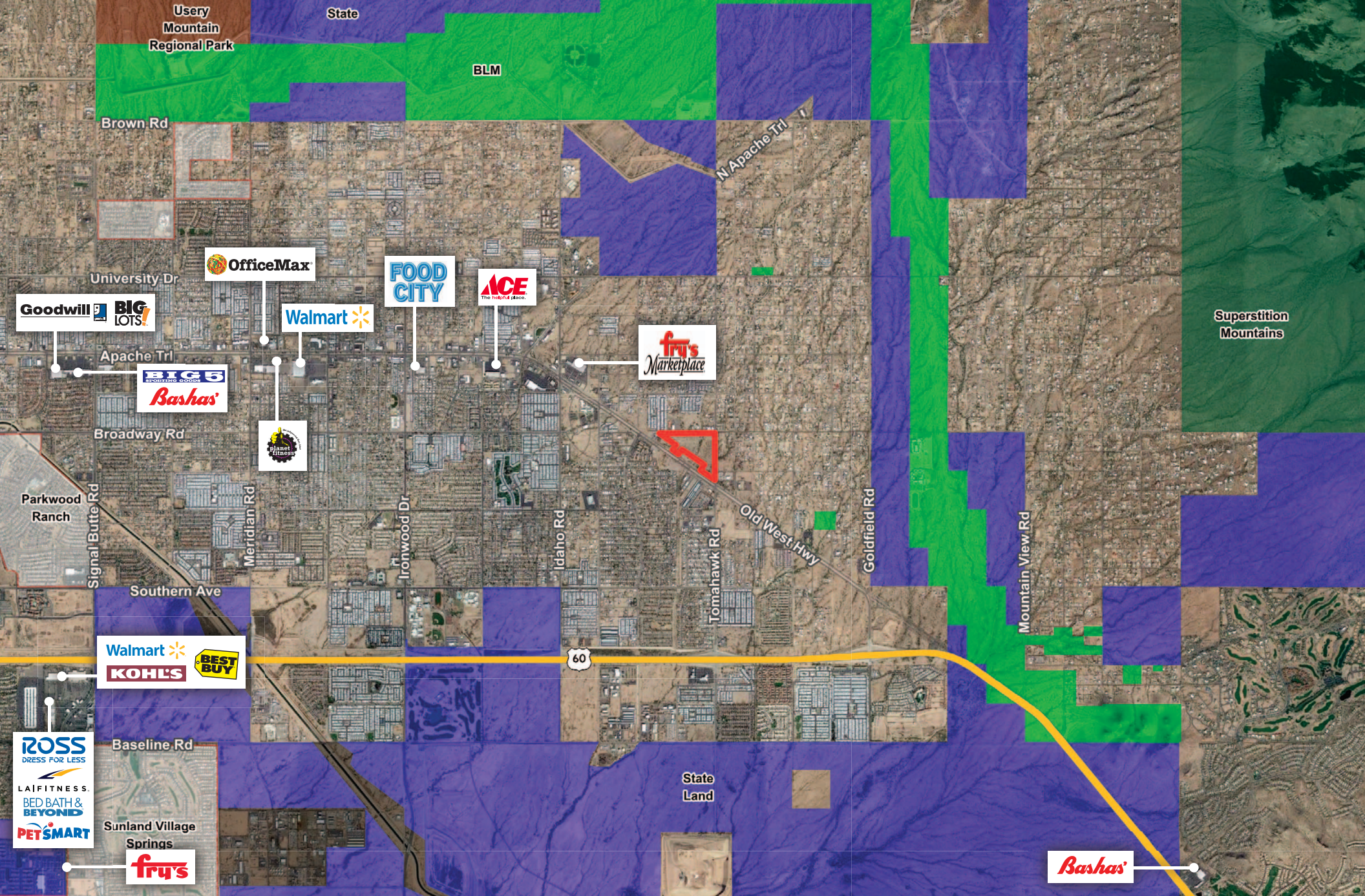
	1 Mile	3 Mile	5 Mile
Population (2018 Estimate)	7,514	46,840	92,301
Average Household Income	\$47,843	\$49,465	\$62,664

TRAFFIC COUNTS

Old West Highway	15,000 VPD
Tomahawk Road	4,491 VPD

PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone, which allows developers and investors to benefit from capital gains tax incentives.
- Excellent drive-by exposure with frontage on Broadway, Tomahawk and Old West Highway.
- Rapidly growing Southeast Valley market with quality new home building and excellent access to the Valley freeway system.
- Area activity generators include: 123,000 SF Fry's Marketplace (1/2 mile west) and Central Arizona College Superstition Mountain Campus (less than 1/2 mile west).



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Tomahawk Rd

Broadway Ave

Royal Palm Rd

Old West Hwy

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