

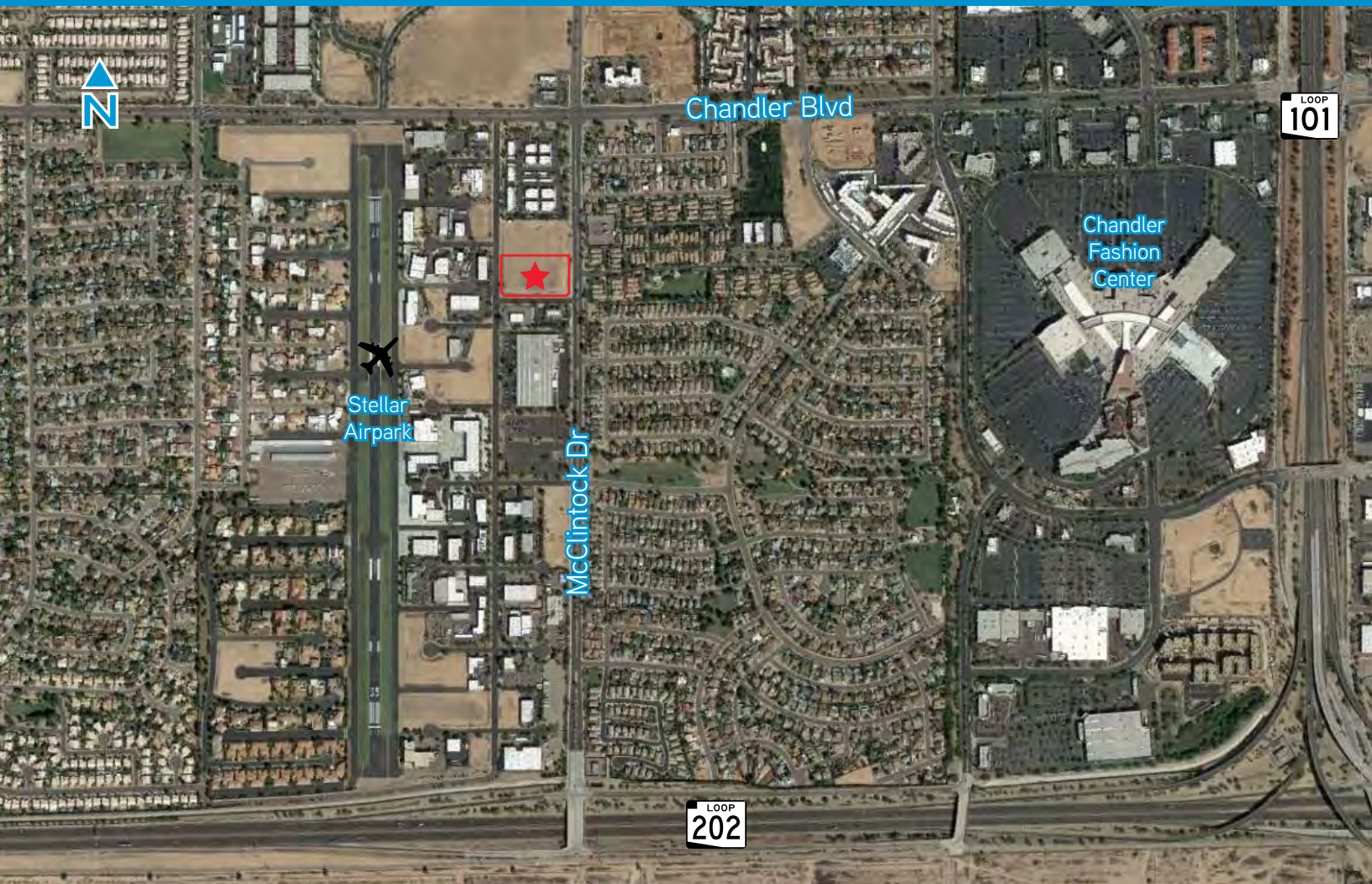
FOR SALE - LAND



4000

W. SATURN WAY
CHANDLER, AZ 85226

STELLAR AIRPARK



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FEATURES

- Lot 8 - ±3.342 acres (145,570 square feet)
- Located in Stellar Airpark
- Zoning: I-1, City of Chandler
- Ideal development/build-to-suit site (40,000 SF - 50,000 SF)
- Frontage on three (3) streets
- Close proximity to freeways, restaurants, retail, Intel and other companies
- Minutes to Chandler Fashion Center Mall

SALE PRICE:

\$1,200,950 (\$8.25/SF)



STELLAR AIRPARK

Stellar Airpark is a very unique “member supported” public use airport surrounded by both residential homes and businesses. The runway, infrastructure and East/West taxiways are financially supported by the homeowners, businesses and fixed base users thru their membership in the “Stellar Runway Utilizers Association” (SRUA), an Arizona nonprofit corporation.



City
of
Chandler

Demographics Overview:

September 1, 2017 Population: 253,641

September 1, 2017 Housing Units: 103,814

Population	2 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Total Population:	31,298	66,377	251,518
2021 Population:	37,942	79,844	291,797
Pop Growth 2016-2021:	21.2%	20.3%	16.0%
Median Age:	33.3	34.4	34.7

Households

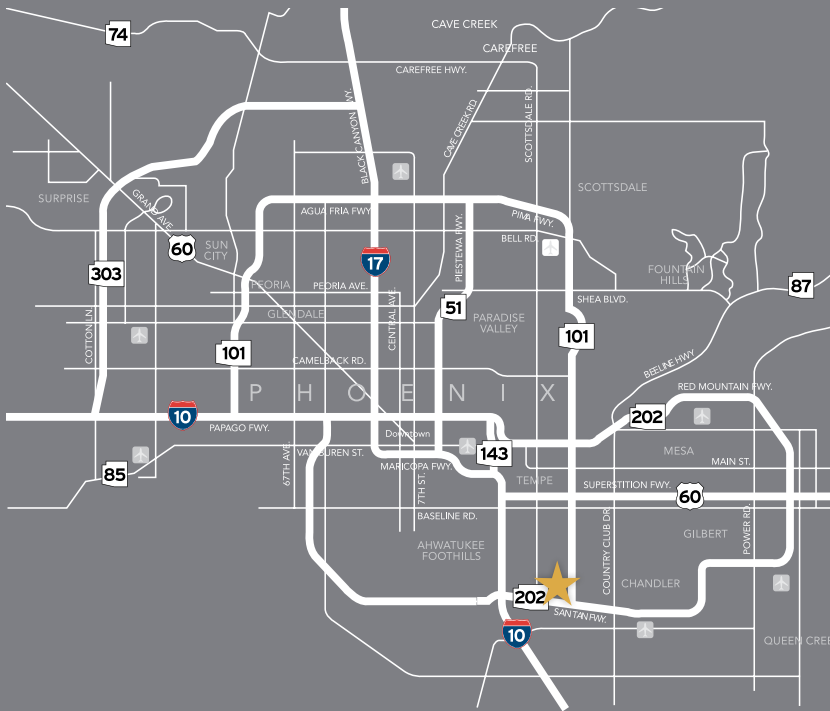
2016 Total Households:	8,975	19,458	78,789
HH Growth 2016-2021:	18.2%	16.9%	12.8%
Median Household Income:	\$106,721	\$104,440	\$87,857
Avg Household Size:	3.4	3.4	3.2
2016 Avg HH Vehicles:	2.21	2.16	1.99

Housing

Median Home Value:	\$336,367	\$339,777	\$300,040
Median Year Built:	2004	2003	2000

**WORK HERE,
LIVE HERE,
PLAY HERE**

Chandler, Arizona delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub. Chandler has been a community built on innovation and community. The addition of nearly 100,000 young, educated, and affluent citizens in the last 10 years, a proven workforce and a mixture of diversified industries in addition to quality retail establishments are reasons why the City of Chandler is an exciting place to live and work. Chandler boasts a strong, high tech employment base that attracts and retains high quality employees, many of whom make Chandler their home.



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