

LAND FOR SALE

4126 W JUPITER WAY, CHANDLER,

4126 W Jupiter Way, , Chandler, AZ, AZ 85226



OFFERING SUMMARY

| | |
|--------------------|-----------|
| SALE PRICE: | \$360,000 |
| LOT SIZE: | 33,147 SF |
| ZONING: | I-1 |
| PRICE / SF: | \$10.86 |

PROPERTY OVERVIEW

Location, Location and Location, this lot is in a prime area just ready for you to build your property, Zoned I-1 with easy access to Stellar Airpark Runway, the only Private FAA-approved airpark in the valley. Easy access to all you wish, Chandler Fashion Mall is only a mile to the east and you have easy access to the I 10, the 202 and the 101. Drive-by only, 3 additional lots available.

PROPERTY HIGHLIGHTS

- 33147 Sq Ft Lot
- Zoned I-1
- Runway Access
- Utilities close to lot

KW COMMERCIAL
7025 W. Bell Rd., #10
Glendale, AZ 85308

ANDREW MONAGHAN
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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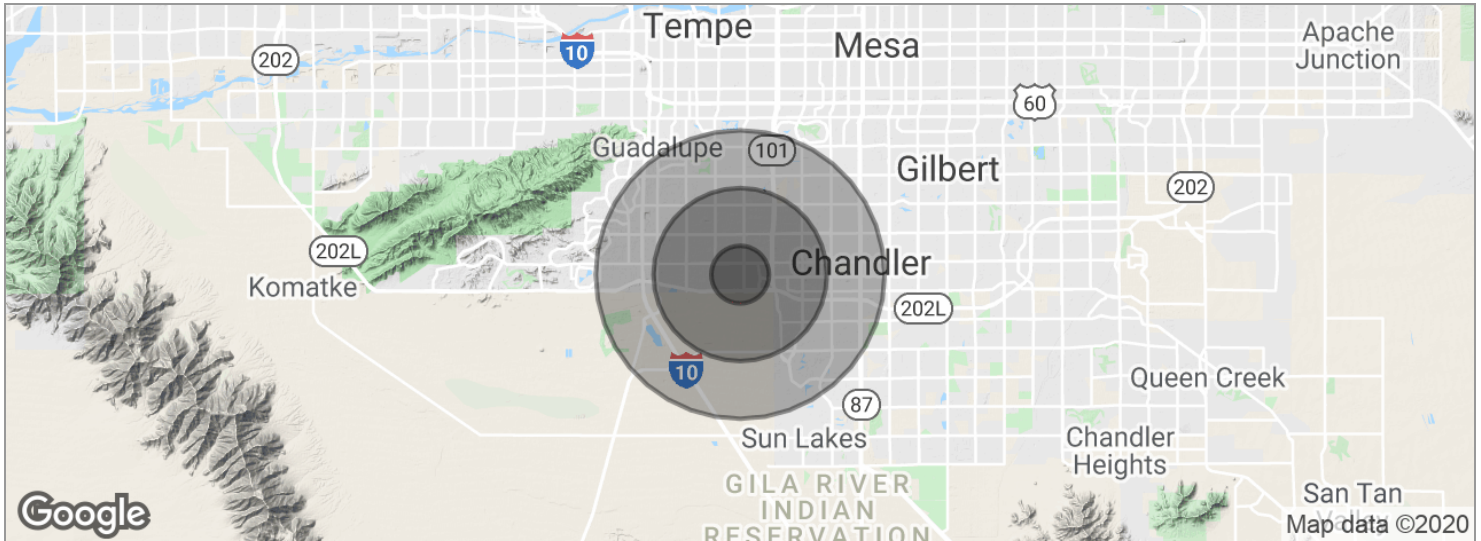
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 9,446 | 71,499 | 211,592 |
| Median age | 36.5 | 36.9 | 35.1 |
| Median age (male) | 34.8 | 35.6 | 34.0 |
| Median age (Female) | 38.5 | 38.0 | 35.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,650 | 28,420 | 82,756 |
| # of persons per HH | 2.6 | 2.5 | 2.6 |
| Average HH income | \$86,100 | \$96,358 | \$85,774 |
| Average house value | \$312,126 | \$328,135 | \$305,049 |

* Demographic data derived from 2010 US Census

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CHANDLER, AZ, AZ

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Phoenix/Glendale-Peoria in compliance with all applicable fair housing and equal opportunity laws.

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