

LAND DEVELOPEMENT IN GLENDALE

NWC MERCER LN AND 59TH AVE, GLENDALE, AZ 85302



FOR SALE

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LAND AVAILABLE NEAR HEART OF GLENDALE

NWC MERCER LN AND 59TH AVE, GLENDALE, AZ 85302

FOR SALE



OFFERING SUMMARY

Sale Price:	\$925,000
Land Area:	1.92 Acres
Zoning:	PAD
Price / SF:	\$11.06
Taxes 2023:	\$4,941
APN:	143-02-002G

PROPERTY OVERVIEW

Great opportunity near downtown Glendale, I-17, Loop 101, and US 60 for development. Primed and ready to hit the ground running with all off-site improvements already completed and utilities to the site. Just north of Home Depot, East of The Galleria Apartments and bordered by an abundance of single family residential.

PROPERTY HIGHLIGHTS

- Three Miles to Downtown Glendale
- Easy Access to I-17, Loop 101, and US 60 (Grand Ave)
- Off-Site Improvements in Place
- Traffic Count: 24,727
- 152,330 Households in a 5-mile radius

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READY FOR DEVELOPMENT

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BUSY RETAIL LOCATION

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EXCELLENT MOB SITE NEAR BANNER AND HIGHER EDUCATION

NWC MERCER LN AND 59TH AVE, GLENDALE, AZ 85302

FOR SALE



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ENHANCING REAL ESTATE ASSETS

1-MILE DEMOGRAPHIC SUMMARY

NWC MERCER LN AND 59TH AVE, GLENDALE, AZ 85302

FOR SALE

DEMOGRAPHIC SUMMARY

N 60th Ave, Glendale, Arizona, 85304

Ring of 1 mile

KEY FACTS

16,813

Population



5,878

Households

38.9

Median Age

\$64,951

Median Disposable Income

EDUCATION

11%

No High School Diploma



28%

High School Graduate



36%

Some College



26%

Bachelor's/Grad/Prof Degree

INCOME



\$79,910

Median Household Income



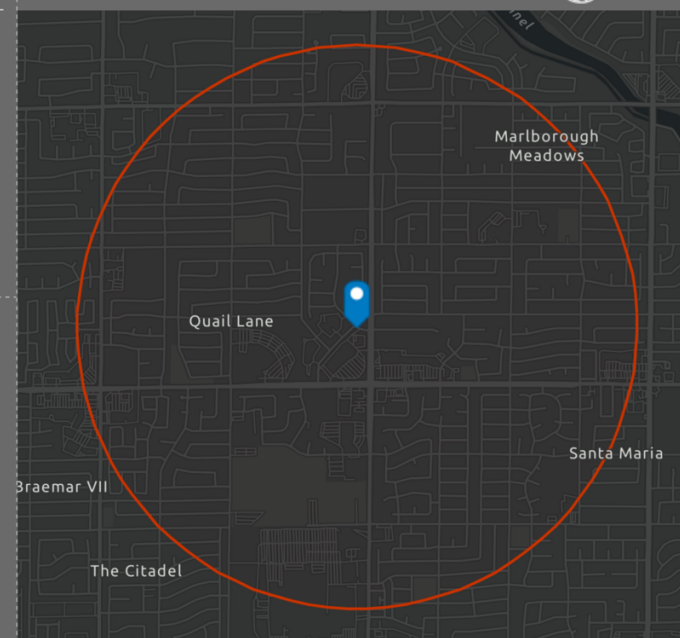
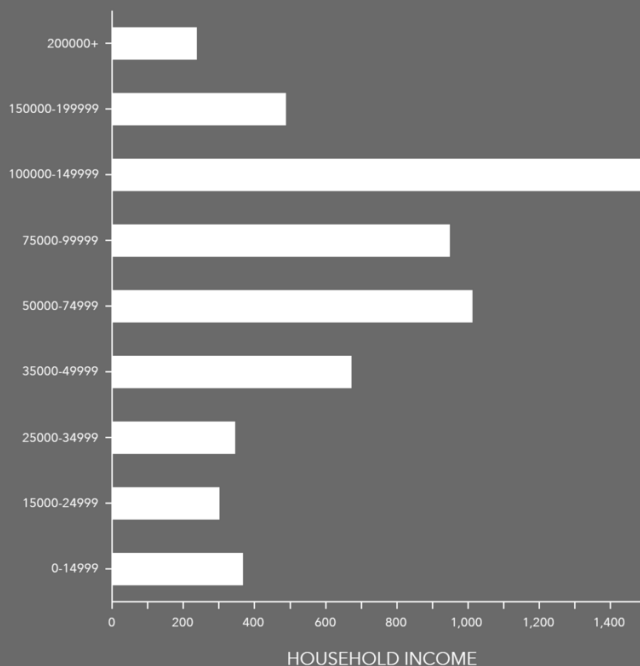
\$32,979

Per Capita Income



\$196,329

Median Net Worth



EMPLOYMENT



White Collar

61%



Blue Collar

23%



Services

18%

1.4%

Unemployment Rate

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3-MILE DEMOGRAPHIC SUMMARY

NWC MERCER LN AND 59TH AVE, GLENDALE, AZ 85302

FOR SALE

DEMOGRAPHIC SUMMARY

N 60th Ave, Glendale, Arizona, 85304

Ring of 3 miles

KEY FACTS

153,629

Population



55,105

Households

37.3

Median Age

\$56,324

Median Disposable Income

EDUCATION

11%

No High School Diploma



30%

High School Graduate



36%

Some College



23%

Bachelor's/Grad/Prof Degree

INCOME



\$67,370

Median Household Income



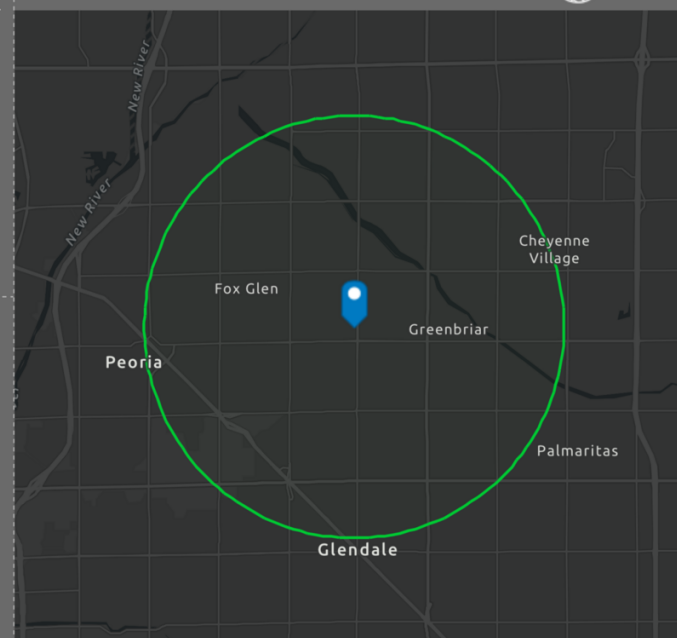
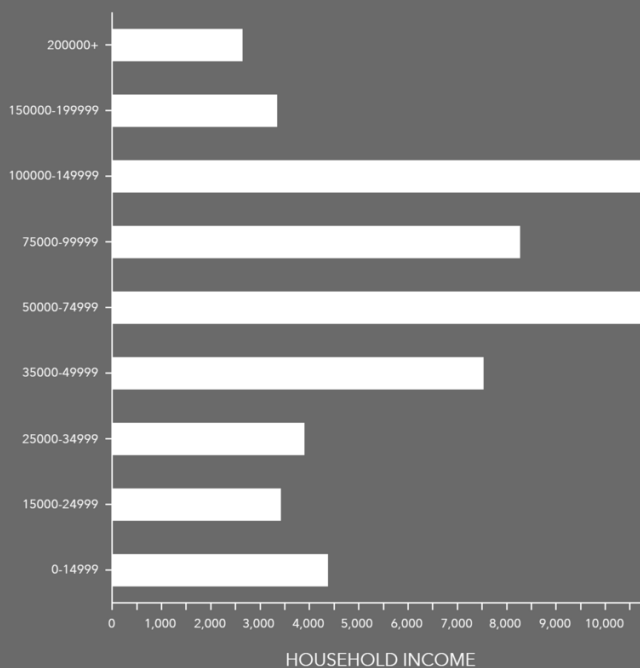
\$31,670

Per Capita Income



\$139,701

Median Net Worth



EMPLOYMENT



White Collar

61%



Blue Collar

25%



Services

16%

3.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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5-MILE DEMOGRAPHIC SUMMARY

NWC MERCER LN AND 59TH AVE, GLENDALE, AZ 85302

FOR SALE

DEMOGRAPHIC SUMMARY

N 60th Ave, Glendale, Arizona, 85304

Ring of 5 miles

KEY FACTS

426,297

Population



152,330

Households

35.5

Median Age

\$52,819

Median Disposable Income

EDUCATION

14%

No High School Diploma



30%

High School Graduate



34%

Some College



22%

Bachelor's/Grad/Prof Degree

INCOME



\$61,753

Median Household Income



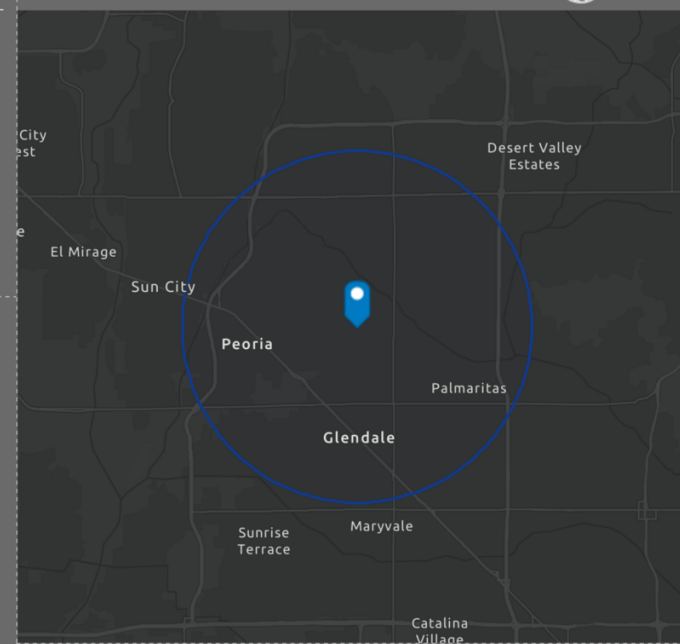
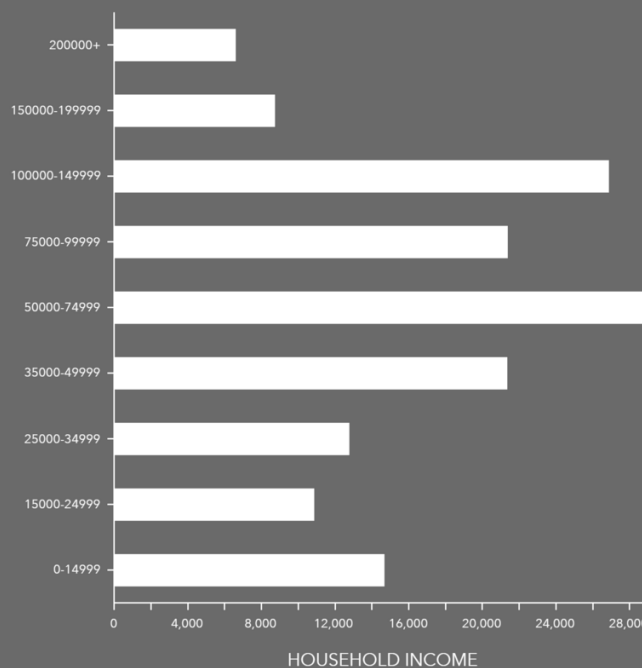
\$29,843

Per Capita Income



\$101,187

Median Net Worth



EMPLOYMENT



White Collar

60%



Blue Collar

26%



Services

18%

4.5%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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