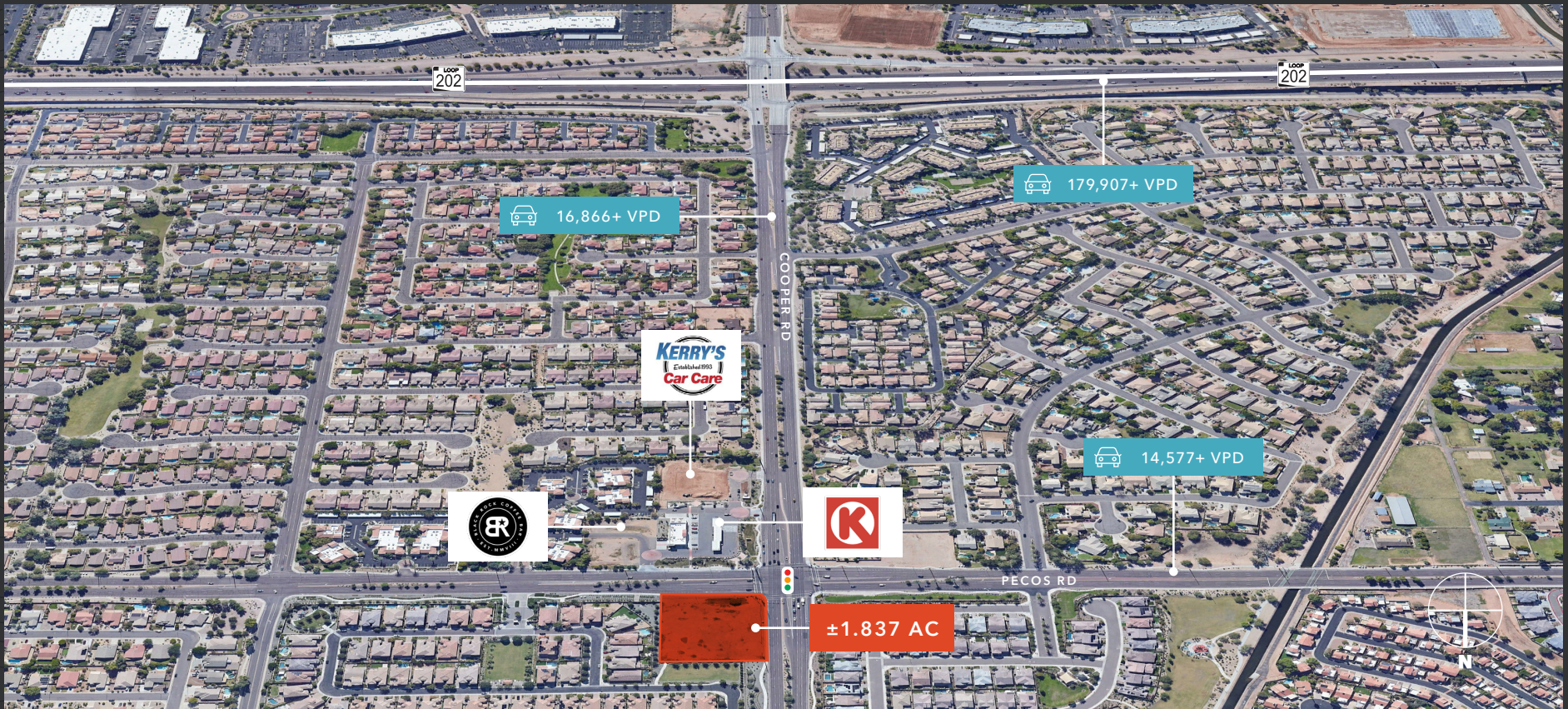


HARD CORNER FOR SALE, GROUND LEASE, BTS

# NEC COOPER RD & PECOS RD

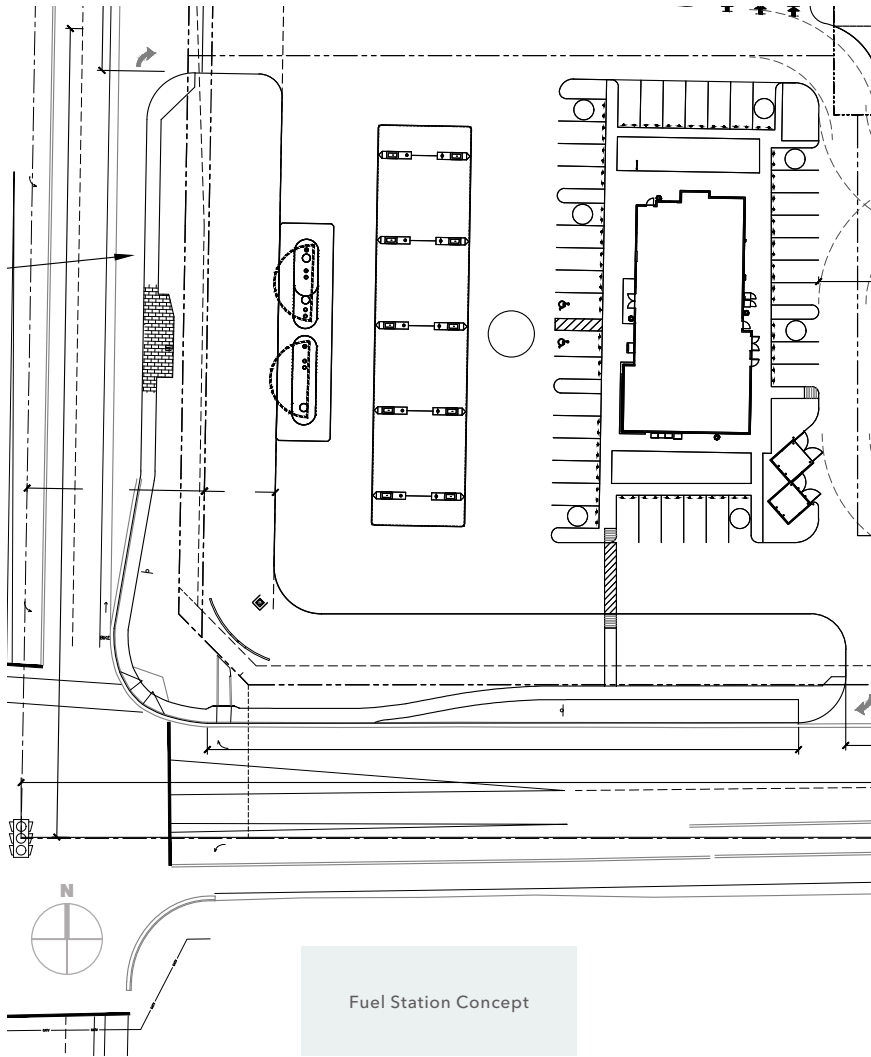


COMMERCIAL LAND AVAILABLE IN CHANDLER ARIZONA

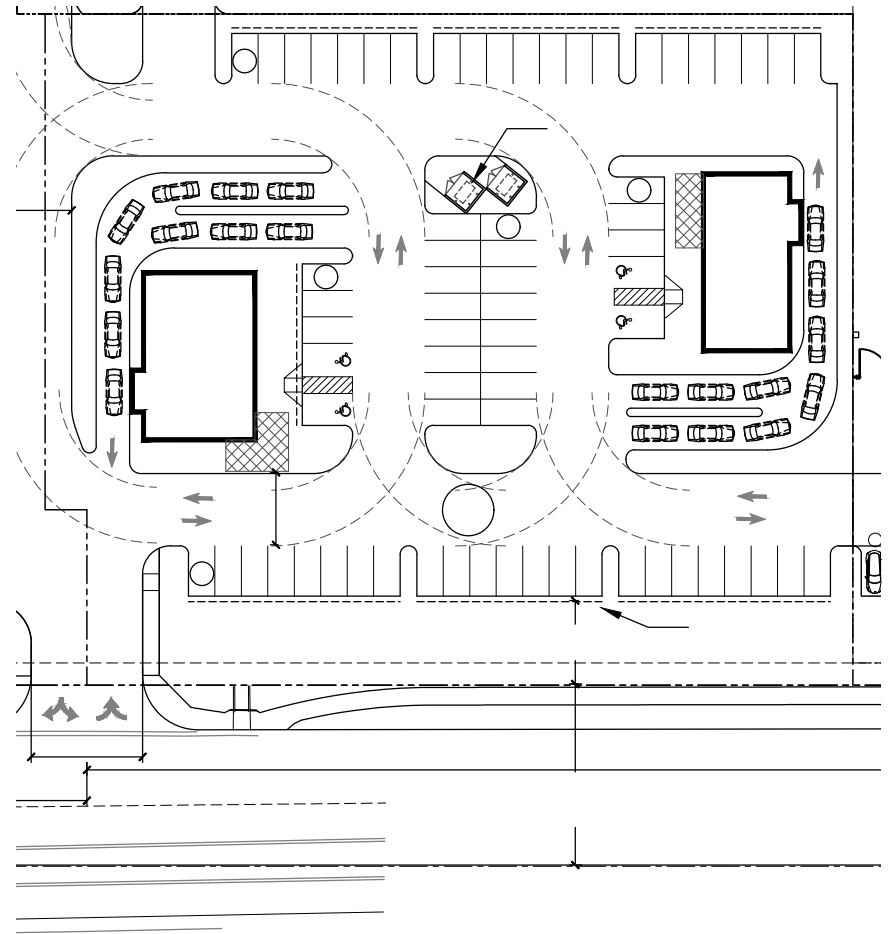
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# CONCEPTUAL SITE PLANS



Fuel Station Concept



Drive Thru Pads Concept

# IMPECCABLE LOCATION

DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 POPULATION	12,704	118,514	320,962
2028 POP. PROJ.	12,924	121,680	329,684
2023 HOUSEHOLDS	4,530	40,106	113,317
2028 PROJ. HH	4,609	41,268	116,586
AVE HH INCOME	\$103,403	\$118,942	\$121,706

**+1.837**

ACRES

**+80,002**

SQUARE FEET

**0.6 MI**

AZ LOOP 202

**PAD**

ZONING



# NEC COOPER RD & PECOS RD

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*Exclusively listed by*

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