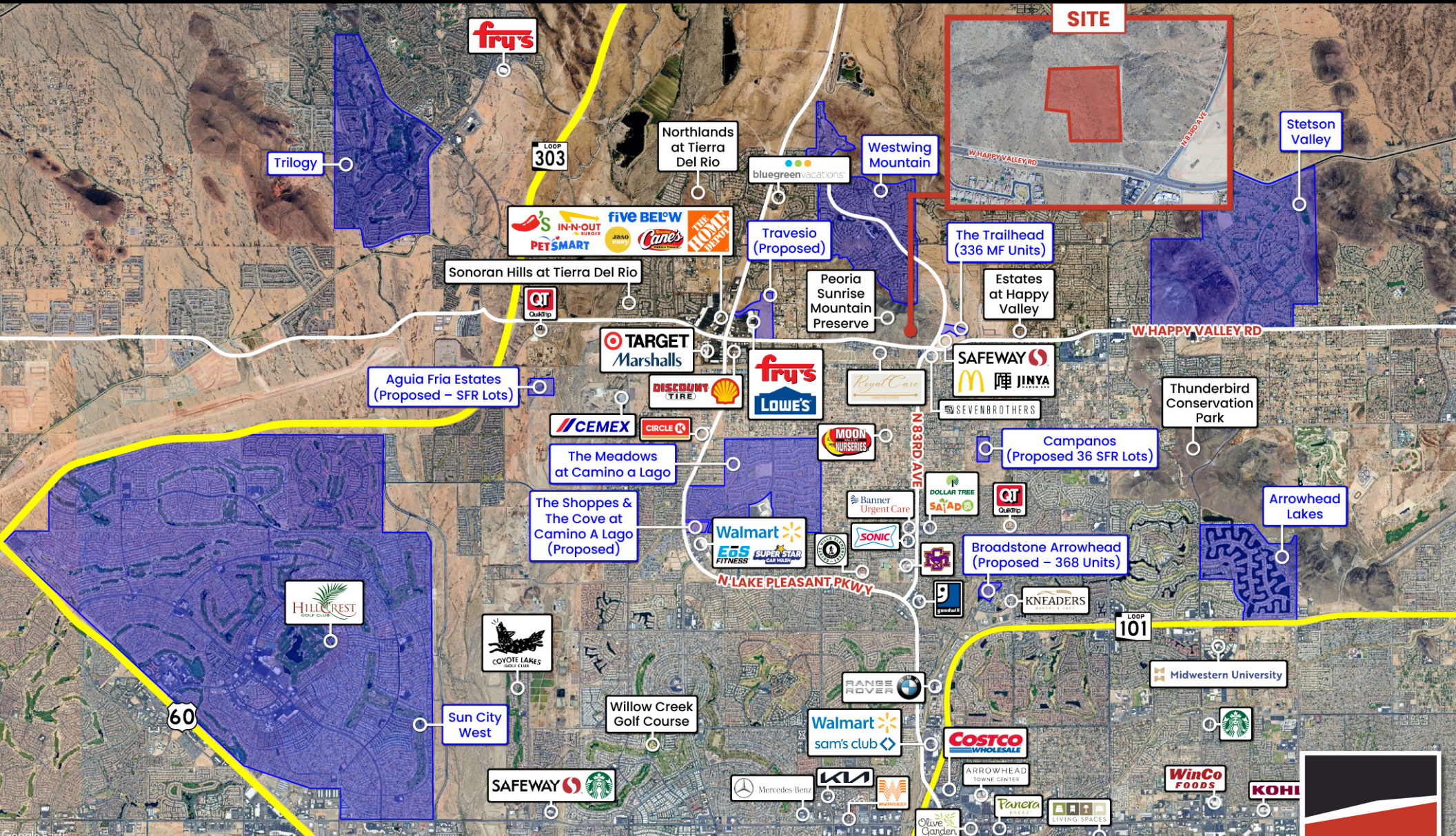


HAPPY VALLEY & 83RD AVE SITE – ±19 AC PARCEL AVAILABLE

201-06-089-C | PEORIA, AZ 85383



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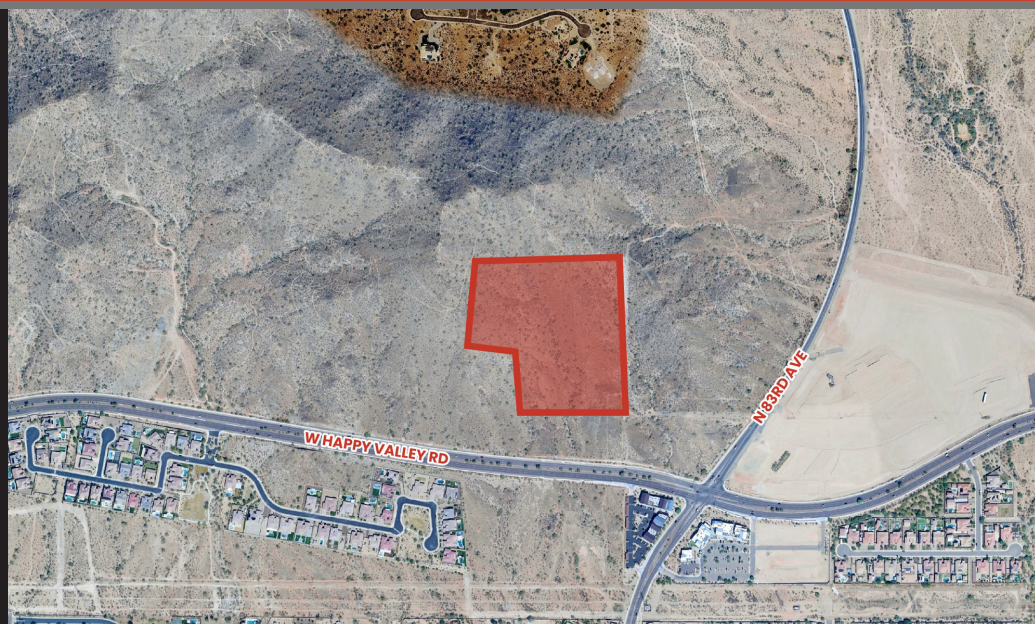
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N 83RD AVE & W HAPPY VALLEY RD, PEORIA, AZ 85383

±19.06 ACRES OF UNDEVELOPED LAND LOCATED IN PEORIA

FOR SALE



OFFERING SUMMARY

Sale Price:	\$3,800,000
Price / AC:	\$199,349/AC
APN:	201-06-089-C
Lot Size:	830,328 SF/19.06 Acres
Zoning:	PCD

PROPERTY OVERVIEW

Positioned on the northwest corner of Happy Valley Road and 83rd Avenue, this ±19.06-acre hillside parcel is zoned PCD within the WestWing Mountain Planned Community, approved for residential development. The site's sloping terrain (1,400–1,700 ft elevation) is ideal for low-density single-family or custom home development, offering privacy and views that command premium pricing. Future residents benefit from close proximity to Loop 101, Loop 303, and the I-17, providing convenient connectivity to the greater Phoenix metro.

PROPERTY HIGHLIGHTS

- Surrounded by City of Peoria and State Trust land providing privacy and land use stability
- Regional freeway access via Loop 101, Loop 303, and Interstate 17
- Located within the WestWing Mountain Planned Community
- Residential land use designation under approved master plan

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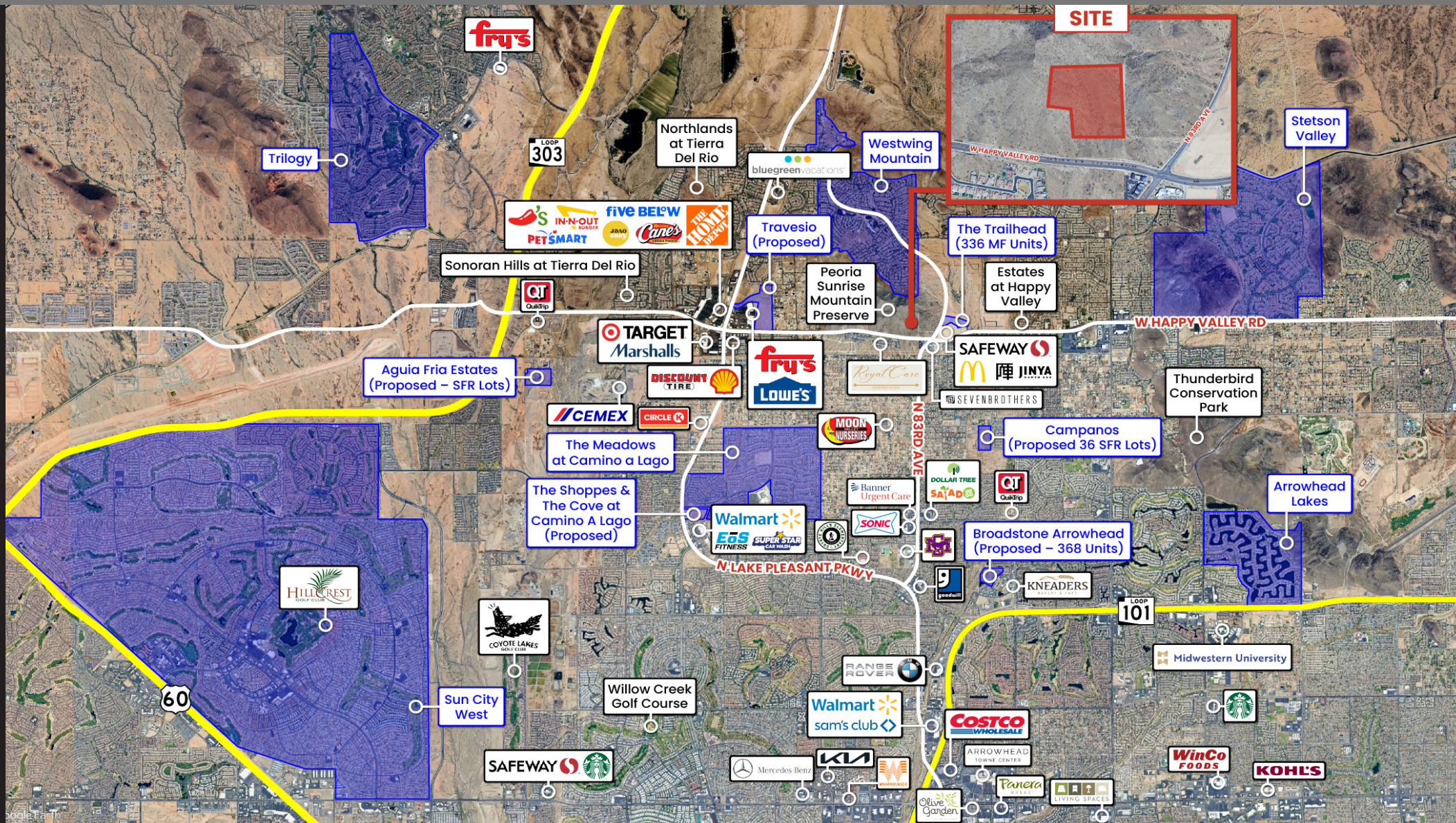
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DEMOGRAPHIC SUMMARY

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,197	82,874	179,589
Average Age	41	40	42
Average Age (Male)	40	39	41
Average Age (Female)	41	40	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,256	28,092	65,947
# of Persons per HH	3.3	3	2.7
Average HH Income	\$200,101	\$166,675	\$147,446
Average House Value	\$864,318	\$643,891	\$579,036



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