

LAND AVAILABLE FOR DEVELOPMENT

FOR SALE

Ray Road at the 101 Freeway

CHANDLER | ARIZONA



W. PARK AVE.

W. RAY RD.

N. MISSION PARK BLVD.

± 2.34 AC CHANDLER DEVELOPMENT SITE

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

Ray Road at the 101 Freeway

CHANDLER | ARIZONA

PROPERTY HIGHLIGHTS



±101,822 SF (±2.34 AC) Land



PAD (Planned Area Development) Zoning



Commercial/Residential Opportunity



Fully Serviced Site w/ All Utilities Available



Easy Access to 101 and 202 Freeways



Located Across Raintree Ranch Center
and Minutes to Arizona State University,
Sky Harbor International Airport, Mesa
Gateway Airport, and Downtown Chandler



LOCATION MAP

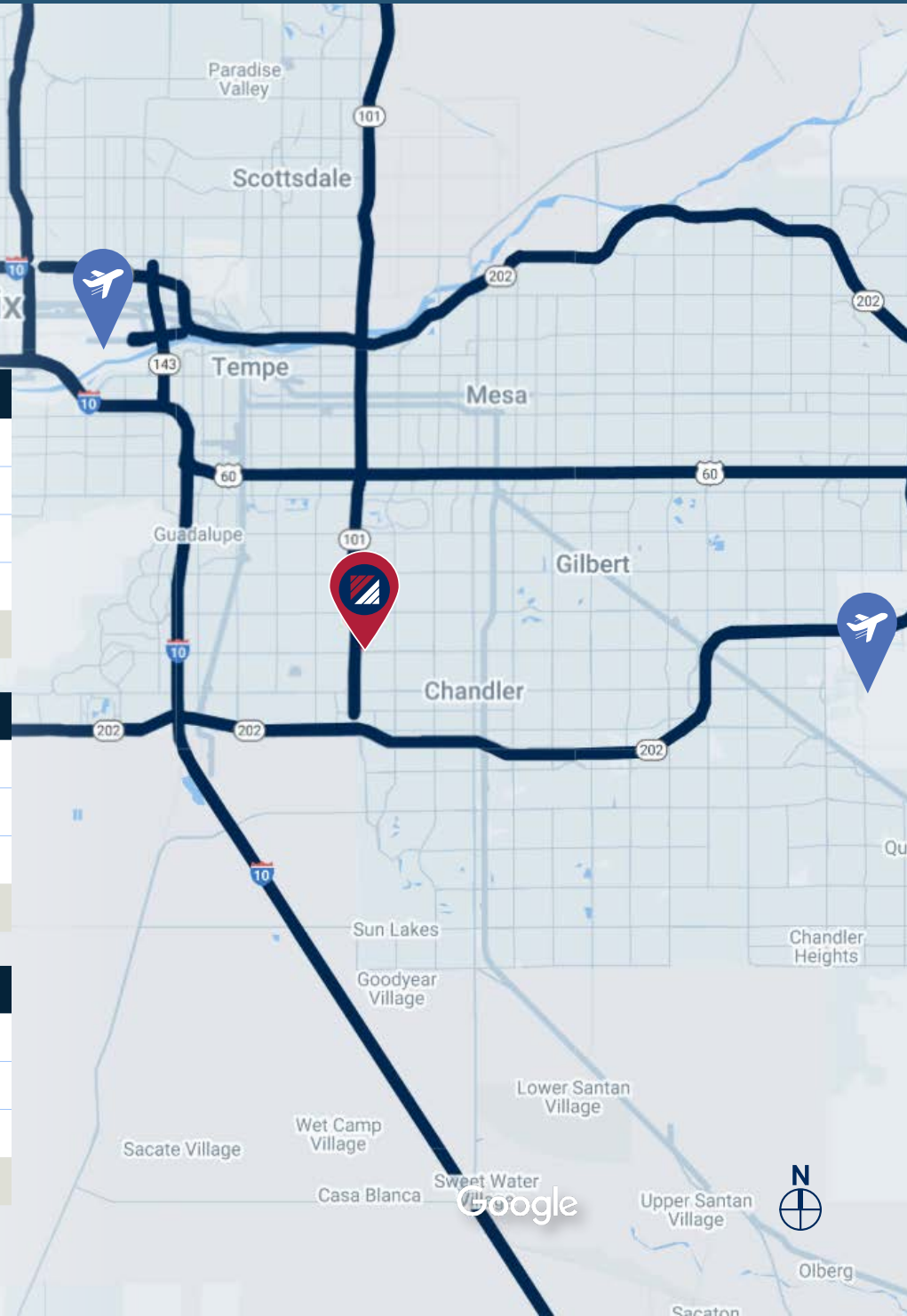
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2024 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	6,463	15,454	43,346
\$125,000 - 150,000	5,050	10,935	31,418
\$150,000 - 200,000	4,366	11,232	32,762
\$200,000+	5,454	12,623	39,916
Avg Household Income	\$111,824	\$108,958	\$102,017

2024 HOUSING	3 MILE	5 MILE	10 MILE
2020 Households	48,868	118,517	381,722
2024 Households	47,647	116,842	386,431
2029 Household Projection	51,237	125,886	418,365
Annual Growth 2020-2024	0.1%	0.2%	0.6%

2024 POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	124,374	302,527	998,937
2024 Population	122,145	300,307	1,013,607
2029 Population Projection	131,240	323,275	1,095,376
Annual Growth 2020-2024	-0.4%	-0.2%	0.4%



LOCATION



**CLOSE TO
101 AND 202
FREEWAYS**



**25 MIN. TO
DOWNTOWN
PHOENIX**



**PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT**
10 MIN DRIVE | 5.1 MI

MESA GATEWAY AIRPORT
23 MIN DRIVE | 16.3 MI



**PRICE-101/
APACHE BLVD RAIL**
10 MIN DRIVE | 7.2 MI



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