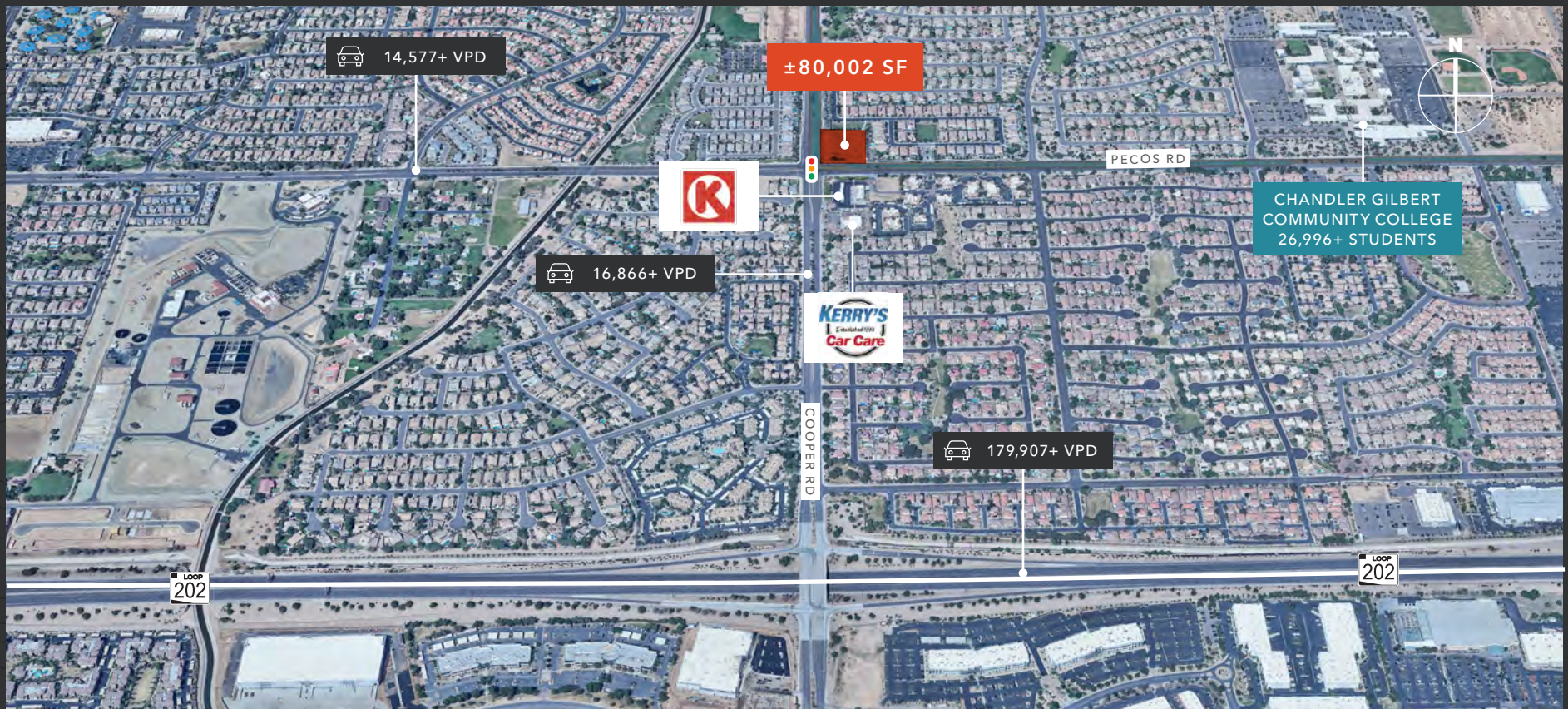


HARD CORNER FOR SALE, GROUND LEASE, BTS

NEC COOPER RD & PECOS RD

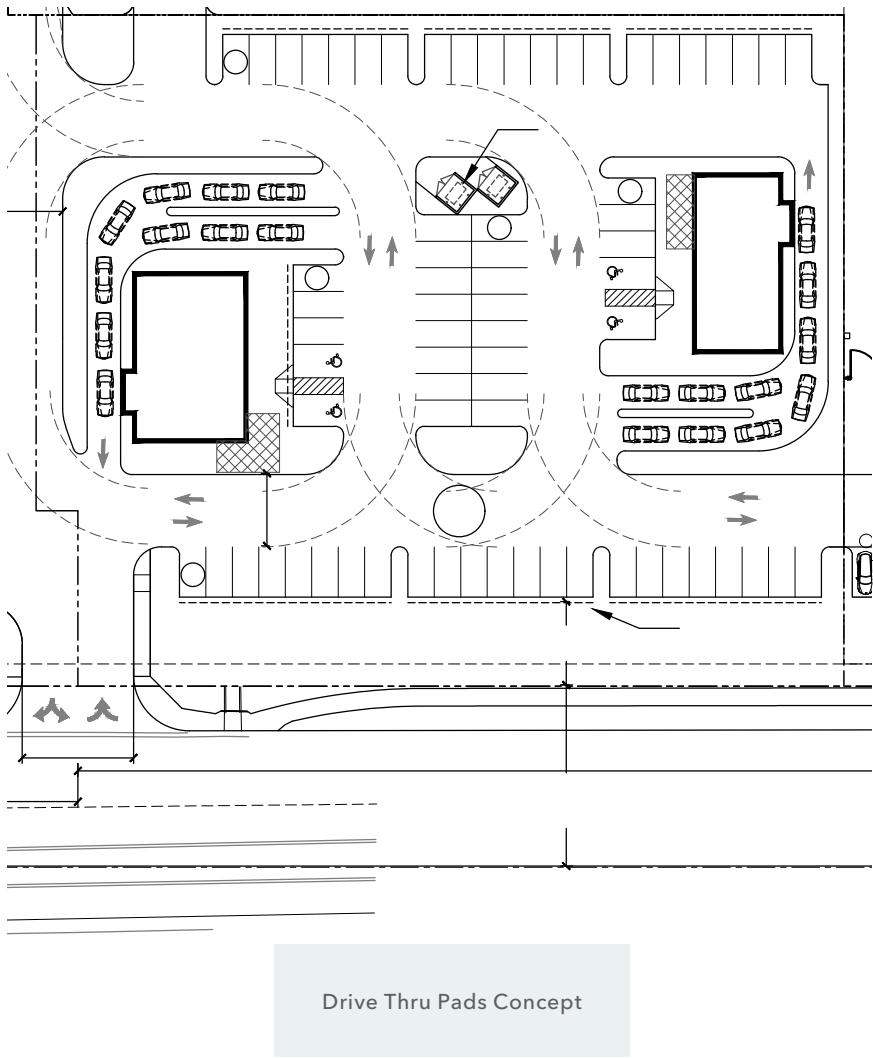
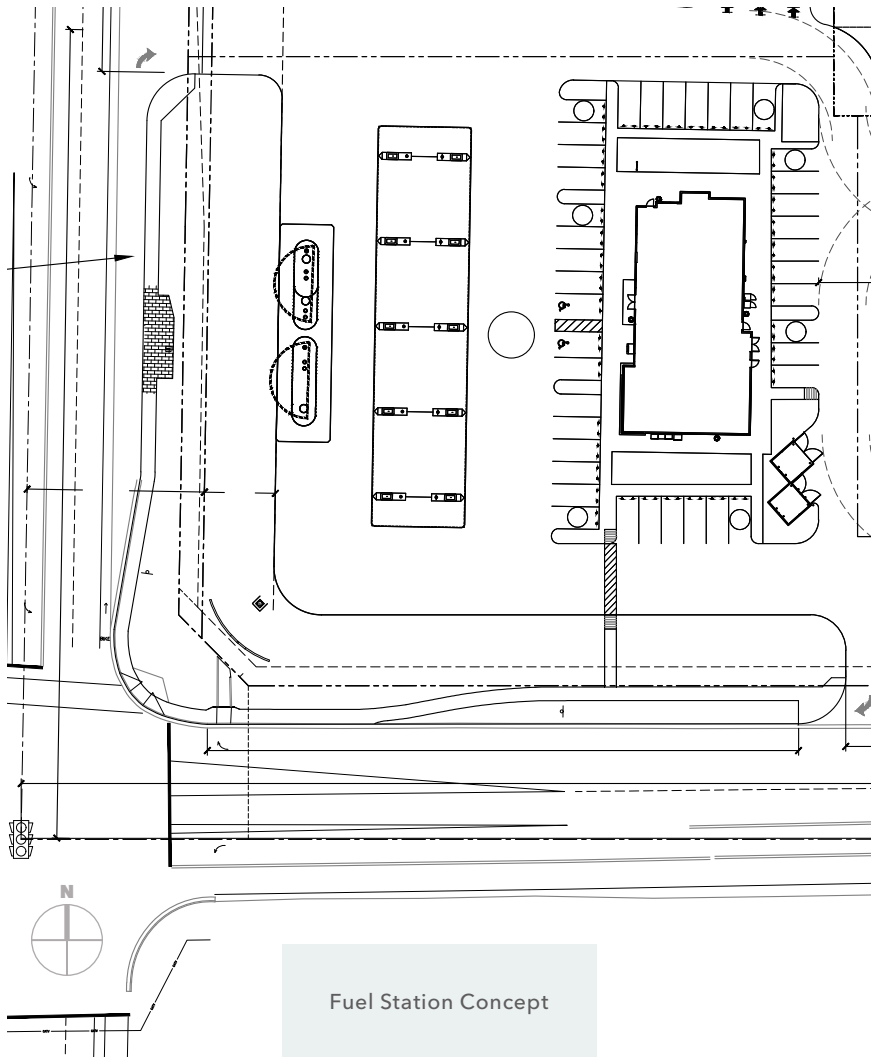


COMMERCIAL LAND AVAILABLE IN CHANDLER ARIZONA

KIDDER.COM

km Kidder Mathews

CONCEPTUAL SITE PLANS



IMPECCABLE LOCATION

DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 POPULATION	12,704	118,514	329,962
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
AVG 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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