

# NWC 83RD AVE & HAPPY VALLEY

## Land Available

NWC 83rd Ave & Happy Valley Peoria, Arizona



- Approximately 5.5 acres, currently zoned R-43
- Explosive growth area with planned commercial, restaurant and specialty retail on the SE and NE corners.
- Area average household income is \$128K
- 5,000 + home sites in development pipeline within 2 miles including Aloravita, Sunrise Mountain and additional phases of Rock Springs. The area is also part of the 2nd hottest housing sales market in metro Phoenix

**For Information Contact:**

Mark D. Cavan  
 623.900.7761 - direct  
 480.510.1622 - cell  
 Mark@MDCavanland.com

**Demographics**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2015 Population	2,234	59,386	147,885
5 Yr Projected Growth	21.0%	15.5%	12.6%
Average HH Income	\$130,809	\$116,394	\$96,806

**Traffic Counts**

Happy Valley Rd: 23,200 VPD    83rd Ave: 14,611 VPD



15300 N. 90th St., #200  
 Scottsdale, Arizona 85260  
[MDCavanland.com](http://MDCavanland.com)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Retail LLC



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	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
<b>Population Trend</b>				
2000 Total Population	782	8,055	25,287	88,774
2010 Total Population	1,957	20,475	52,205	133,049
2015 Total Population	2,234	23,469	59,386	147,885
2020 Total Population	2,703	27,744	68,604	166,510
<b>Households Trend</b>				
2000 Total Households	247	2,441	8,025	33,136
2010 Total Households	633	6,358	16,839	49,934
2015 Total Households	725	7,227	18,889	53,888
2020 Total Households	870	8,436	21,512	59,129
<b>Population Change Trend</b>				
2000 to 2010 Population Change	150.3%	154.2%	106.4%	49.9%
2000 to 2015 Population Change	185.7%	191.4%	134.8%	66.6%
2010 to 2020 Population Change	38.1%	35.5%	31.4%	25.1%
2015 to 2020 Population Change	21.0%	18.2%	15.5%	12.6%
<b>Household Change Trend</b>				
2000 to 2010 Household Change	156.3%	160.5%	109.8%	50.7%
2000 to 2015 Household Change	193.5%	196.1%	135.4%	62.6%
2010 to 2020 Household Change	37.4%	32.7%	27.8%	18.4%
2015 to 2020 Household Change	20.0%	16.7%	13.9%	9.7%
<b>2015 Race</b>				
White alone	88.0%	85.9%	85.6%	86.2%
Black or African American alone	2.0%	2.2%	2.2%	2.2%
American Indian and Alaska Native alone	.2%	.4%	.5%	.5%
Asian alone	4.8%	6.0%	5.9%	5.5%
Native Hawaiian and OPI alone	.0%	.1%	.1%	.1%
Some Other Race alone	2.6%	2.5%	2.5%	2.5%
Two or More Races	2.3%	3.0%	3.2%	2.9%
<b>2015 Income</b>				
Per Capita Income	\$40,185	\$39,124	\$37,228	\$35,660
Household Income: Median	\$107,923	\$104,983	\$97,506	\$77,713
Household Income: Average	\$130,809	\$126,297	\$116,394	\$96,806
Average household size	3.3	3.2	3.1	2.7
Total Daytime Population	1,443	16,134	42,718	120,127
Total Employee Population	187	3,015	10,150	36,552
Total Daytime at Home Population	1,256	13,119	32,568	83,575
Total Employee Population (% of Daytime Population)	13.0%	18.7%	23.8%	30.4%
Total Daytime at Home Population (% of Daytime Population)	87.0%	81.3%	76.2%	69.6%

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