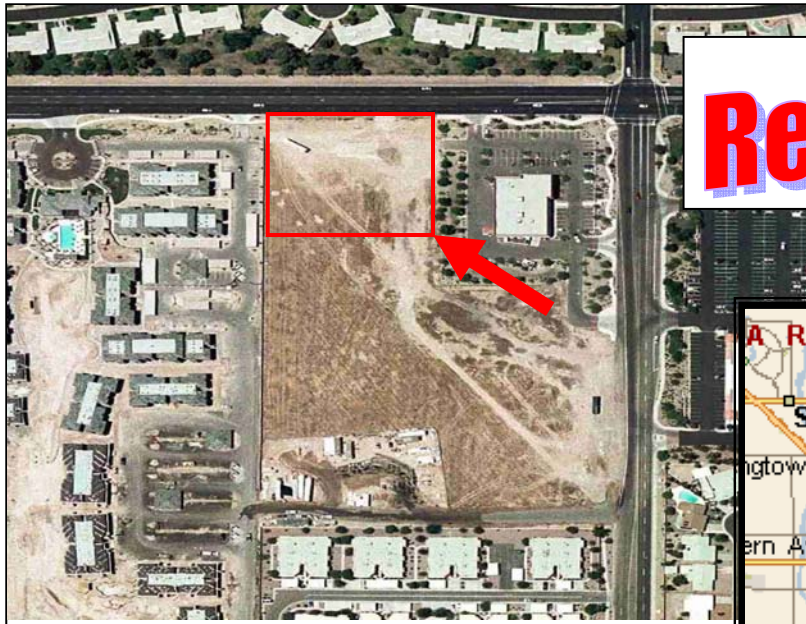
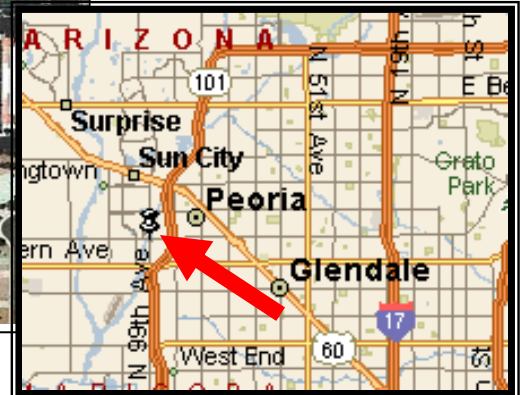


# Vacant Land C-2 Site – Approx. 65,000 sf W of SWC of 107<sup>th</sup> Av. & Olive Av., Peoria, AZ



**Reduced**



**C-2 Land – 65,000 sf (approx.)  
Offered at \$650,000 (\$10.00 / sf)  
107<sup>th</sup> Avenue and Olive Avenue  
Peoria, AZ**

**SELLER WILL LOOK AT  
ALL OFFERS**

This 65,000 sf site has frontage on Olive Avenue, a primary east-west artery with over 30,000 cars per day are reported at the adjacent intersection. The location is within one mile of the Loop 101 interchange. To the south is an additional 7.76 acres owned by the same group and offered For Sale under LoopNet Listing No. . The two parcels could be combined – total size 9.26 acres. The smaller parcel is being offered separately and is well-suited for a convenience store or car wash.

The site is located directly west of the CVS Pharmacy and east of the luxury apartment community developed by Trillium and known as “Trillium Villas”. Across 107<sup>th</sup> Avenue to the east are a Safeway grocery and a gas station, along with a retail center and a Compass Bank office. To the north is Sun City.

Exclusively Offered By:



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